

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Westfield Park, Elloughton, East Yorkshire, HU15 1AN*

- 📍 Outstanding Property
- 📍 Prime Location
- 📍 Golf Course to Rear
- 📍 Council Tax Band = G

- 📍 Up to 7 Bedrooms
- 📍 Gated Entrance
- 📍 Stunning Gardens
- 📍 Freehold/EPC = C

**£1,100,000**

## INTRODUCTION

This outstanding house is everything you could wish for from a family home. Situated in the beautiful setting of Westfield Park the property enjoys south facing gardens which run up to the fairways of Brough Golf Club. With accommodation extending to around 4,000 sq ft over three floors the layout affords plenty of space and lots of versatility having up to seven double bedrooms.

At ground floor an impressive entrance hall provides access to three reception rooms and the cloaks/WC. The heart of the house is an open plan living/dining/kitchen space featuring a stunning kitchen and doors leading out to the terrace which is complete with an outdoor entertaining space with bar/BBQ area. A south facing garden with mature borders extends beyond. The ground floor also has a large utility room with access to the garage. At first floor are five bedrooms and a superb tiled bathroom. The main bedroom includes an extensively fitted dressing room and stylish ensuite. The upper floor has two further double bedrooms with two shower rooms. Central heating and double glazing are installed.

Outside brick pillars with automated gates provide access to the attractive block set forecourt ideal for multiple parking plus access to the double garage.



## LOCATION

Regarded as one of the most desirable locations in the area, Westfield Park is accessed via Elloughton Road on the southern fringe of Elloughton village. This popular village has a well reputed primary school with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also available nearby such as Tranby, Hymers College or Pocklington School, all with a bus service available on Elloughton Road. Convenient access is provided to the A63 leading into Hull city centre to the east or the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including a supermarket. Brough has it's own mainline railway station providing intercity connections with London King's Cross approximately 2 1/2 hours travelling time away. The area is also well served by recreational facilities including Brough golf course which runs to the rear of the subject property.



## ACCOMMODATION

An impressive residential entrance door opens to:

## ENTRANCE RECEPTION AND HALLWAY

Being centrally arranged this attractive entrance provides access to three reception rooms and the cloaks/WC. A staircase leads up to the first floor and steps lead down to a small cellar room.



## CLOAKS/WC

With suite comprising low level WC and a feature conch shell wash hand basin.

## LIVING AREA

23'0" x 13'1" approx (7.01m x 3.99m approx)

This spacious area is open plan in style through to the kitchen and dining area. There is a bay window to the rear with double doors leading out to the garden and the focal point of the room is a slate tiled wall with inset log burner.



## KITCHEN/DINING AREA

38'7" x 13'0" approx (11.76m x 3.96m approx)

Open plan in style off the living area. The kitchen has an extensive range of striking bespoke fitted units with granite work surfaces and breakfast bar area. There is also a bar area and appliances include a range cooker with canopied extractor hood above, integrated dishwasher, double sink and mixer tap. Window to side and double doors opening out to the rear terrace.

## KITCHEN



## DINING AREA



## UTILITY ROOM

11'0" x 10'7" approx (3.35m x 3.23m approx)

With fitted units, sink and drainer, plumbing for an automatic washing machine. Access provided to the front forecourt, side and internally to the garage. The boiler cupboard is situated off.



## SITTING ROOM

14'0" x 12'6" approx (4.27m x 3.81m approx)

Plus deep bay window to the front elevation.



## DAY ROOM

19'3" x 13'0" approx (5.87m x 3.96m approx)

With fitted cupboards, window to rear elevation.



## FIRST FLOOR

A spacious landing with a further staircase leading up to the second floor.

### LANDING



## BEDROOM SUITE



## DRESSING ROOM

22'7" in length this luxurious dressing room has a range of contemporary fitted wardrobes running to one wall and a matching dressing table with drawers to the other. An archway leads through to the bedroom area and a sliding door to the ensuite.



## BEDROOM

17'8" x 14'7" approx (5.38m x 4.45m approx)

With window to front elevation and velux windows to the ceiling.

## ENSUITE

9'4" x 7'10" approx (2.84m x 2.39m approx)

Being fully tiled and with suite comprising low level WC, shower cubicle, fitted furniture with twin stone wash hand basins and mirror over.



## BEDROOM 2

14'0" x 18'0" approx (4.27m x 5.49m approx)

Into bay window to front elevation, with sliding door to:



## WALK-IN WARDROBE

With fitted dressing table.



## BEDROOM 3/STUDY

13'0" x 18'2" approx (3.96m x 5.54m approx)  
With bay window to rear. Extensively fitted with cupboards, wardrobes and desk.



## BEDROOM 4

13'0" x 11'6" approx (3.96m x 3.51m approx)  
Plus bay window to rear elevation.



## BEDROOM 5

18'3" x 11'8" approx (5.56m x 3.56m approx)  
With bay window to rear elevation., fitted wardrobes. Useful storage cupboard to corner.



## BATHROOM

9'2" x 7'10" approx (2.79m x 2.39m approx)

An attractive stone tiled bathroom with suite comprising bath, shower cubicle, low level WC and stone wash hand basin.



## VIEW

## SECOND FLOOR

## LANDING

With window to front elevation.

## BEDROOM 6

16'5" x 13'4" approx (5.00m x 4.06m approx)

Extending to 18'6" into bay window to rear elevation.



## EN-SUITE SHOWER ROOM

With large shower enclosure, low level WC, wash hand basin with drawers.



## BEDROOM 7

13'0" x 13'4" approx (3.96m x 4.06m approx)  
Extending to 18'6" approx. into bay window to rear elevation. Fitted wardrobes.



## SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower cubicle.



## OUTSIDE

Brick pillars with automated wrought iron opening gates provide access to the large paved forecourt which provides excellent parking and access to the double garage. The lovely rear garden enjoys a south facing aspect and is ideal for relaxing or entertaining. A paved terrace extends across the back of the house and there is a covered bar/BBQ area. The mature borders provide plenty of seclusion and the lawns run down to the fairways of Brough Golf Club.





## REAR VIEW OF THE PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 419.2 sq. metres (4511.8 sq. feet)

## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   | 77                      | 80                                                                                |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                     |
| (92 plus) A                                                     |                         |                                                                                     |
| (81-91) B                                                       |                         |                                                                                     |
| (69-80) C                                                       |                         |                                                                                     |
| (55-68) D                                                       |                         |                                                                                     |
| (39-54) E                                                       |                         |                                                                                     |
| (21-38) F                                                       |                         |                                                                                     |
| (1-20) G                                                        |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |