

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*Bracken House, 11 Sands Lane, Ellerker, East Yorkshire, HU15 2DR*

- 📍 Beautiful Detached House
- 📍 Stunning Location
- 📍 Next To The Green
- 📍 Council Tax Band G
- 📍 Excellent Living Space
- 📍 4 Double Bedrooms
- 📍 Large Garage + Loft
- 📍 Freehold/EPC = D

**£850,000**



## INTRODUCTION

Situated in a beautiful setting next to The Green in this stunning conservation village, Bracken House is a fabulous detached residence. Immaculately presented, this delightful property provides an attractive range of accommodation with excellent living space and 4 double bedrooms. Upon entering the house you are greeted by a spacious central hallway with an oak detailed staircase. There are a series of three reception rooms including a fitted study. There is also a large conservatory and a superb and extensively fitted living kitchen with air conditioning unit. The ground floor is completed by a large utility and downstairs W.C. Internal access is available between the house and garage with a garage having stairs up to a sizeable loft space. All four bedrooms have fitted furniture and these luxurious main bedroom has the benefit of an ensuite bath/shower room. There is also a family bathroom. The accommodation has uPVC double glazing and oil fired central heating installed. The property enjoys a delightful setting next to The Green, and views to the front across paddock land, a particularly attractive part of this conservation village which is one of the regions most desirable places to live with its mix of period properties and many homes of distinction.

## LOCATION

The conservation village of Ellerker lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages with a delightful centre clustered around the green and running beck. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire Wolds and is ideally placed for those with an interest in country pursuits and the area also affords a range of recreational facilities including the nearby Brough golf course.

## ACCOMMODATION

Residential entrance door to

## ENTRANCE

Vestibule with tiled flooring. An archway provides access through to

## CENTRAL ENTRANCE HALL

A spacious central hallway with a staircase having an oak balustrade leading to the first floor.





### *CLOAKS*

Cloaks cupboard to corner

### *W.C.*

With low level W.C. wash hand basin, tiling to the floors and wall.

## LIVING KITCHEN

29'6" x 13'7" approx (8.99m x 4.14m approx)

Extensively fitted with a range of base and wall units, central island, dining peninsular, all with granite surfaces. There is a one and a half under counter sink with mixer tap, integrated Neff double oven, four ring hob, extractor, dishwasher and fridge. Part tiling to the walls, air conditioning unit and windows overlooking the rear garden. Double doors to



## CONSERVATORY

16'8" x 9'8" appox (5.08m x 2.95m appox)

With a tiled floor, radiator for all year round use and windows overlooking the garden with integrated blinds.





### *SITTING ROOM*

17'10" x 13'0" approx (5.44m x 3.96m approx)

Windows looking towards The Green. There is a tiled hearth housing an electric stove. A wide archway leads through to



### *DINING ROOM*

13'4" x 12'5" approx (4.06m x 3.78m approx)

Window to side elevation.



### *STUDY*

13'5" x 9'8" approx (4.09m x 2.95m approx)

Extensively fitted with desk drawers and display cupboards. Windows to the front and window to the side looking towards The Green.



### *FIRST FLOOR*

## LANDING

### BEDROOM 1

18'10" x 11'10" approx (5.74m x 3.61m approx)

Having an excellent range of fitted wardrobes and matching dressing table, windows to front elevation looking across paddock land.



### ENSUITE BATH/SHOWER ROOM

With fitted furniture housing low level W.C. and wash hand basin. There is a separate shower cubicle and a bath. Cupboard/wardrobe, mains operated radio with speakers in the ceiling and underfloor heating.



### BEDROOM 2

13'5" x 12'6" approx (4.09m x 3.81m approx)

With fitted wardrobes and dressing table, window to the side looking towards The Green.



### BEDROOM 3

13'7" x 10'3" approx (4.14m x 3.12m approx)  
Wardrobe window to rear.



### BEDROOM 4

13'5" x 9'9" approx (4.09m x 2.97m approx)  
Wardrobe and drawers. Window to front and window to side looking towards The Green.



### BATHROOM

10'2" x 8'6" approx (3.10m x 2.59m approx)  
Having fitted furniture housing a low level W.C., bidet, wash hand basin. There is a separate shower cubicle and bath, tiling to the walls and floor, heated towel rail. There is also a Valera hairdryer fixed to the wall and mains operated radio with speakers in the ceiling. Underfloor heating.





### UTILITY ROOM

This room is accessed from the entrance hall and provides access through to the garage. With fitted sink and cupboard, American style fridge freezer, Miele washing machine and Bosch tumbler dryer.

### GARAGE

24'7" x 19'6" approx (7.49m x 5.94m approx)

With two automated single roller doors. Within the garage are a variety of store cupboards and a work bench. Internal door through to the utility room and external door to the rear garden. An internal staircase leads up to the

### LOFT AREA

24'7" x 11'8" approx (7.49m x 3.56m approx)

### FRONT GARDEN





## OUTSIDE

A brick wall extends to the front of the property with pillars flanking the entrance driveway which opens to the parking forecourt. This in turn provides access to the garage. Lawns are complimented by shrubbery and extend around the house. The very attractive rear garden has a patio with a lawn beyond and established borders. A stone wall extends to one perimeter. A greenhouse and brick-built garden shed are also included in the sale.



## REAR VIEW



## THE GREEN



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

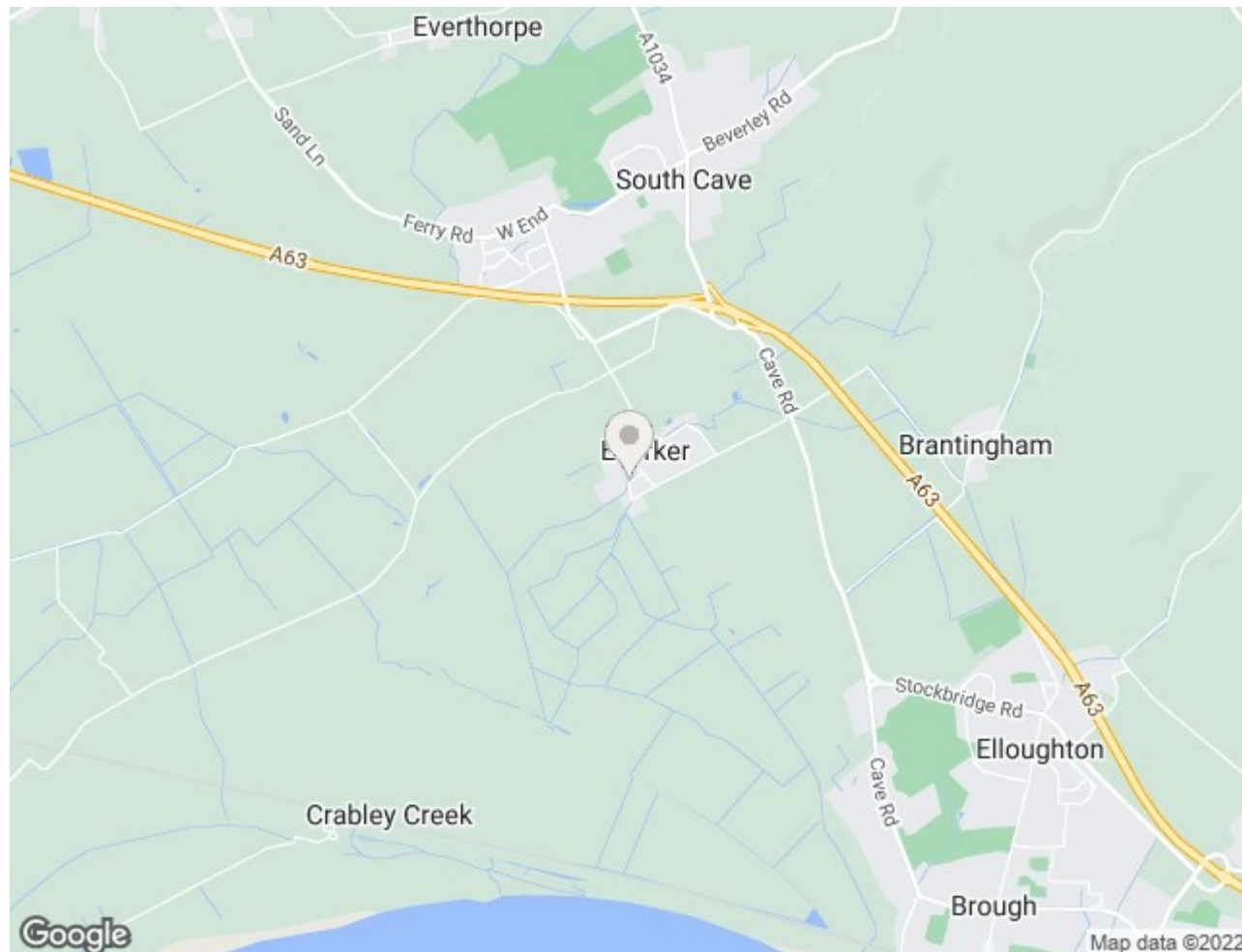
## PHOTOGRAPH DISCLAIMER

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.

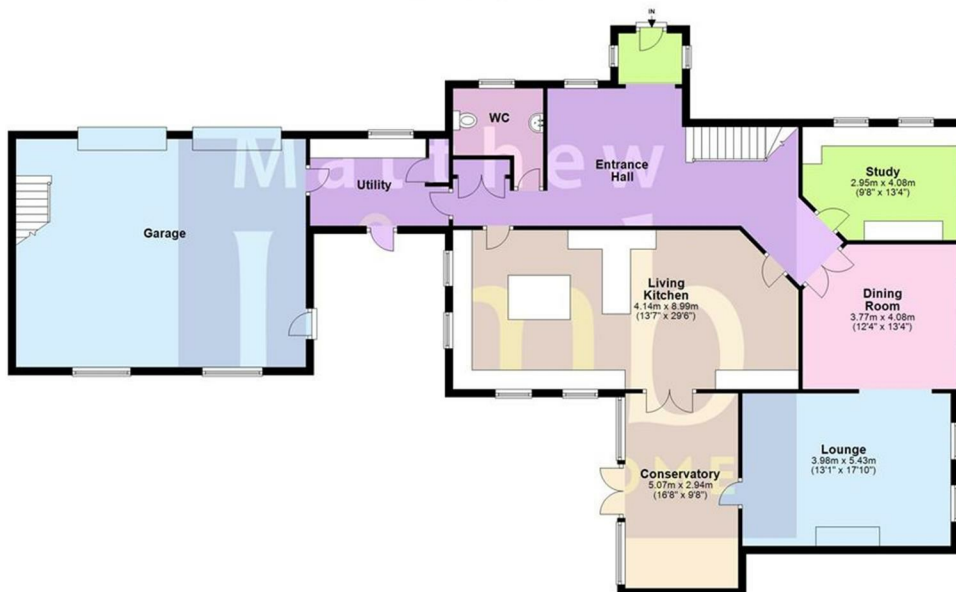
## VALUATION SERVICE



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.



**Ground Floor**  
Approx. 189.4 sq. metres (2038.4 sq. feet)




**First Floor**  
Approx. 141.9 sq. metres (1527.8 sq. feet)



Total area: approx. 331.3 sq. metres (3566.2 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(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	