Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









49 Welton Low Road, Elloughton, East Yorkshire, HU15 1HR

- Modern Detached House
- Stylishly Appointed
- 4 Bedrooms
- Council Tax Band = E
- Open Plan Living Kitchen
- Parking & Garage
- No Chain Involved
- Freehold/EPC = B

£357,995

INTRODUCTION

Stylishly appointed and affording the very best of modern living is this superb modern detached house situated in a prime location close to Elloughton village centre. This delightful contemporary home features a light and airy open plan living kitchen that stretches across the entire rear of the house, perfect for gatherings and entertaining. Features also include a separate lounge to retreat to and a dedicated study with fitted cupboards. There is also the practicality of a utility room and downstairs cloaks/W.C.. Upon the first floor are four good sized bedrooms, two of which have fitted furniture and a luxurious main suite complete with modern en-suite shower room. A separate contemporary house bathroom serves the remaining bedrooms. Gas central heating and double glazing are installed. The property offers good parking to the front and a side driveway leads to the single garage. Gardens extend both to front and rear providing plenty of space for outdoor relaxation or play. Viewing is certainly recommended to appreciate the appeal of this lovely home.

LOCATION

The property fronts onto Welton Low Road, forming part of a recent and very popular modern development on the fringe of this popular west Hull village. Located approximately 10 miles to the west of Hull, Elloughton has a wide range of local amenities which together with the adjacent village of Brough provides all the amenities you are likely to need. Elloughton has a well reputed junior school and lies within the catchment area for South Hunsley School, regularly featuring highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. A mainline railway station in located in Brough which has a regular service to the surround area and to London Kings Cross. The property lies on a main bus route. Humberside Airport lies approximately 30 minutes driving time away. Other amenities include Brough Golf Course, Ionians Rugby Club and Sports Centre, walking on the Wolds Way and many other recreational facilities plus various supermarkets and shops.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With attractive herringbone LVT flooring and stairs leading up to the first floor.



CLOAKS/W.C.

With low level W.C. and wash hand basin.



LOUNGE

17'3" x 11'4" approx (5.26m x 3.45m approx)
With window to front elevation, attractive herringbone LVT flooring.



STUDY

8'0" x 7'0" approx (2.44m x 2.13m approx)
With fitted wardrobes, cupboard to one wall, attractive herringbone LVT flooring, window to front elevation.



LIVING/DINING/KITCHEN

25'9" x 11'0" approx (7.85m x 3.35m approx)
Stretching across the rear of the house is this superb open plan space which provides plenty of versatility and functionality. A window overlooks the rear garden and double doors provide access out. The kitchen area has a range of fitted base and wall mounted units, work surfaces and integrated oven, four ring gas hob with stainless steel splash back, extractor hood above, dishwasher, fridge freezer. There is a one and a half sink and drainer and beautiful LVT tiling to the floor.







UTILITY ROOM

7'0" x 5'2" approx (2.13m x 1.57m approx)
With fitted units, work surfaces, sink and drainer, pluming for automatic washing machine and space for a dryer. Tiling to floor, external access door to side.



FIRST FLOOR

LANDING

BEDROOM 1

18'8" x 11'3" approx (5.69m x 3.43m approx)
With fitted wardrobes, window to front elevation.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

EN-SUITE SHOWER ROOM

With large shower cubicle having a rainhead and handheld shower system, low level W.C., wash hand basin, tiled surround and floor.



BEDROOM 2

12'6" x 10'4" approx (3.81m x 3.15m approx)
Two windows to front elevation.



BEDROOM 3

11'0" x 9'6" approx (3.35m x 2.90m approx)
Window to rear elevation.



BEDROOM 4

10'0" x 6'8" approx (3.05m x 2.03m approx)
With fitted wardrobes having sliding mirrored fronts to one wall, window to rear elevation.



BATHROOM

With stylish suite comprising low level W.C., wash hand basin and bath with shower over and screen, tiled surround and floor.



OUTSIDE

The property is well screened from Welton low Road by a mature hedge. A driveway turns in front of the house and onwards to one side leading up to the garage providing good parking facilities. The single garage has an up and over entrance door. To the rear lies a lawned garden complimented by a patio area.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

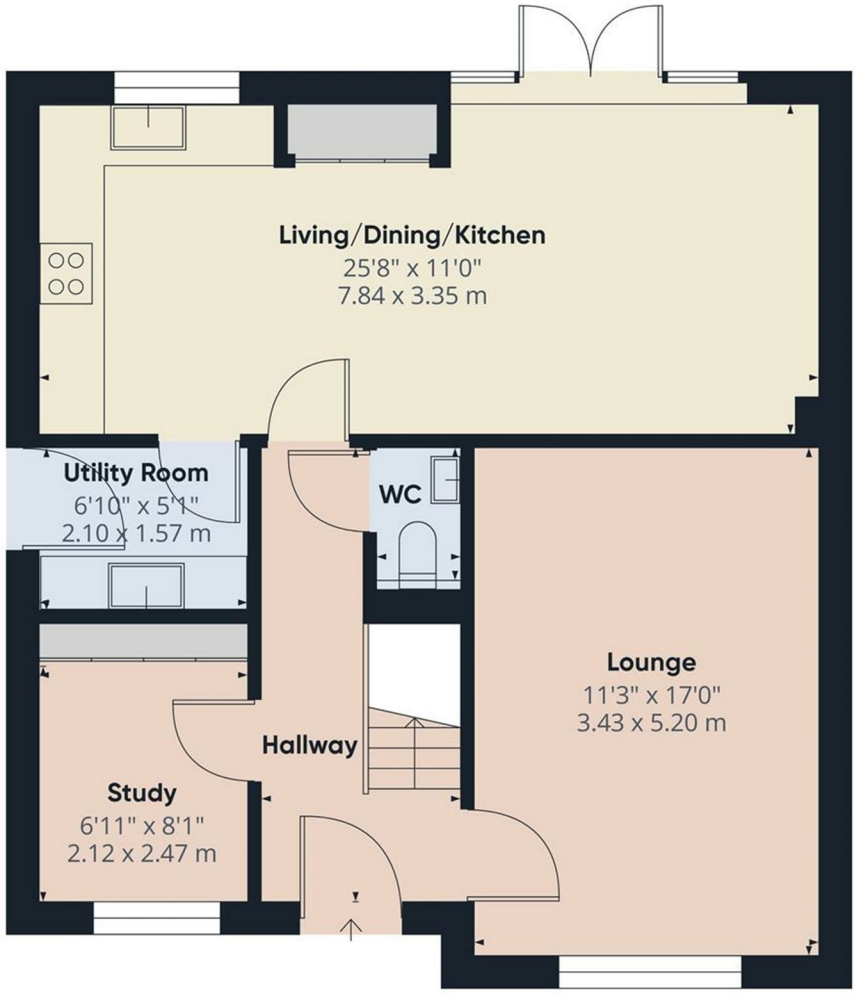
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Petuaria Wy
Cave Rd
Ellerker
Brantingham
Wauldby Rd
WELTON WOLD
Stockbridge Rd
Elloughton
Cave Rd
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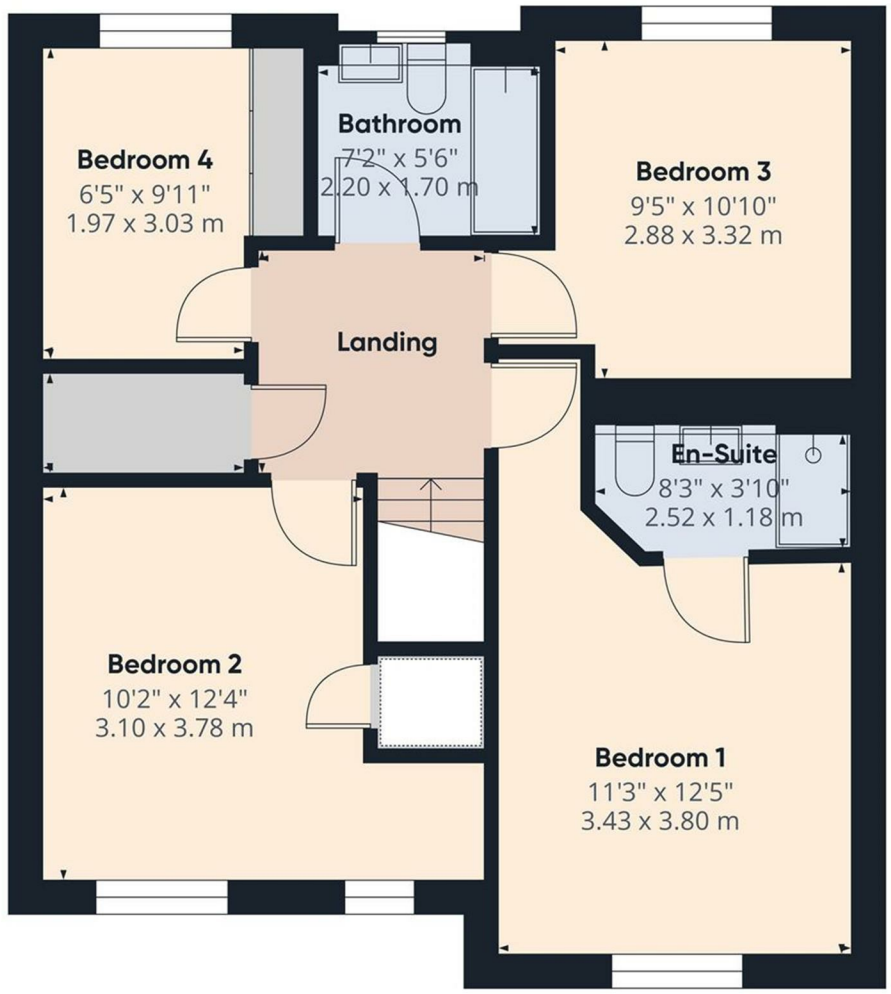
Floor 0

Approximate total area(1)
681 ft²
63.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

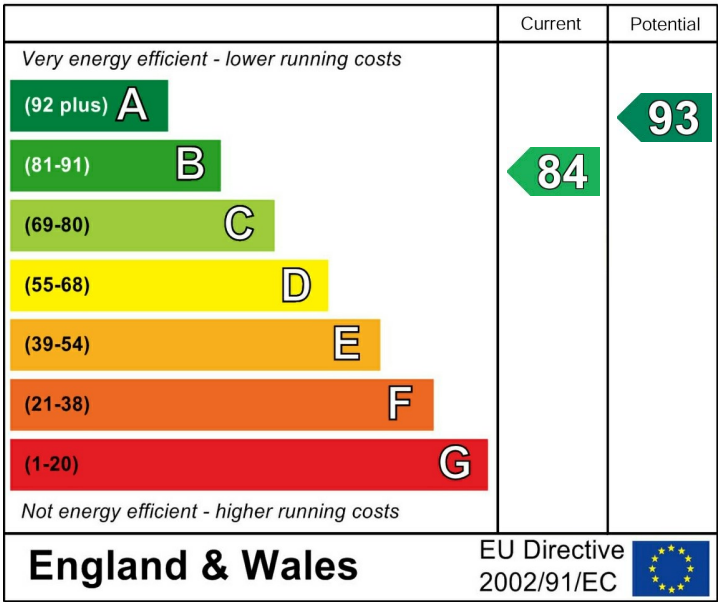
Approximate total area(1)
638 ft²
59.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

