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Matthew
Limb
MOVING HOME



4 Beech Road, Elloughton, East Yorkshire, HU15 1JR

- 📍 Superb Detached Bungalow
- 📍 Very Well Presented
- 📍 Extra Wide Plot
- 📍 South Facing to Rear
- 📍 Three Bedrooms
- 📍 Large Garage
- 📍 Convenient Location
- 📍 EPC = D

Guide Price £320,000

INTRODUCTION

This three bedroomed detached bungalow stands in an extra wide plot which enjoys a south facing aspect to the rear with the garden being part walled. The property is situated in an extremely convenient location, with the amenities of Brough and Elloughton within easy reach. The immaculately presented accommodation is somewhat deceptive from the front and briefly comprises an entrance hall, an "L" shaped lounge/diner with rear conservatory, modern kitchen and shower room plus three bedrooms. The accommodation has the benefit of central heating and double glazing. A particular feature is the wide driveway which facilitates parking for numerous vehicles and gives access to the large garage which has an automated up and over entry door. Gardens extend to front side and rear being mainly lawned complemented by patio areas and ornamental shrubbery. Viewing is an absolute must to appreciate the appeal of this lovely home.

LOCATION

The property is situated on the extremely popular road scene of Beech Road which is an established residential setting most easily approached from Main Street in the village of Elloughton. Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley School which regularly features highly in the league table for the East Riding. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre, Welton sailing club, and there are various beautiful walks and cycle trails. There is a Morrisons supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

The spacious hallway has a cupboard to one corner which houses the gas fired modern Worcester central heating boiler.

LOUNGE

18'3" x 11'6" approx (5.56m x 3.51m approx)

Which is open plan in style through to a dining area. The focal point of the room is a feature marble fireplace which house an electric fire. A window looks to the side and there is a window to the rear. A door opens through into the conservatory.



DINING AREA

With double doors leading out to the rear patio.



CONSERVATORY

13'0" x 9'8" approx (3.96m x 2.95m approx)

Overlooking the rear garden with door leading out to the patio.



KITCHEN

8'10" x 8'5" approx (2.69m x 2.57m approx)

Having an attractive range of modern high gloss fronted units with work surfaces, integrated oven, four ring induction hob, filter hood above, integrated dishwasher, fridge freezer and washing machine. Window and external access door to side.



BEDROOM 1

14'0" x 9'9" approx (4.27m x 2.97m approx)
With fitted wardrobes, storage cupboards, window to front.



BEDROOM 2

11'0" x 8'10" approx (3.35m x 2.69m approx)
With fitted wardrobes, window to front elevation.



BEDROOM 3

8'2" x 7'5" approx (2.49m x 2.26m approx)
Window to side elevation.



SHOWER ROOM

With a contemporary shower room comprising fitted furniture with concealed flush W.C and wash hand basin. There is a large walk-in shower area with both an overhead shower and a handheld shower. Tiling to the walls.



OUTSIDE

The property stands in an extra wide plot which enjoys a southerly aspect to the rear. The bungalow is approached across a block set driveway which provides multiple parking and access to the large detached garage which measures approximately 23'0" x 14'5" and has an automated up and over entry door. A lawned garden extends to the front and one side. The particularly attractive rear garden has a combination of lawn, paved patio areas, paths and attractive borders with the feature being a brick wall running to the southern boundary. There is also a greenhouse and a shed.



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 D. 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.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 90.2 sq. metres (970.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	