

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Longleat Avenue, Elloughton, East Yorkshire, HU15 1RL*

- 📍 Impressive Det House
- 📍 Four Beds/Two Baths
- 📍 Open Plan Living
- 📍 Council Tax Band = F

- 📍 Lounge & Study
- 📍 South West Garden
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = B

**£449,950**

## INTRODUCTION

Occupying a lovely position within this popular residential development is this impressive detached house offering an excellent array of accommodation complemented by a south westerly rear garden and double garage. Features include a stunning open plan living kitchen with French doors opening out to attractive rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., study, lounge open plan living kitchen and utility. Upon the first floor are four good sized bedrooms, three of which have fitted wardrobes. There is an en-suite shower room to the main bedroom and a family bathroom.

To the front of the property is a double width driveway leading up to the double garage. The rear garden enjoys a south westerly aspect and is attractively presented with an extended patio, lawn and attractive borders.

Please note, the double garage is currently awaiting a new automated roller door which is due to be fitted in January.

## LOCATION

Longleat Avenue is situated off Chatsworth Drive which runs off Welton Low Road, Elloughton. Situated approximately 10 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 tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby, Brough railway station has regular services to Hull and London Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With tiled floor and staircase leading up to the first floor with cupboard under.





## CLOAKS/W.C.

With low flush W.C., wash hand basin, tiled floor and half tiling to walls.



## STUDY

11'0" x 9'11" approx (3.35m x 3.02m approx)  
With fitted furniture and windows to two elevations.



## LOUNGE

16'1" x 11'4" approx (4.90m x 3.45m approx)  
With box bay window to the front elevation.



## OPEN PLAN LIVING KITCHEN

29'1" x 17'8" approx (8.86m x 5.38m approx)  
Measurements to extremes.

Situated to the rear of the property with French doors opening out to the rear garden.



## KITCHEN AREA

Having a range of contemporary base and wall units with contrasting worktops, one and a half bowl sink and drainer and matching central island. Integrated appliances include a double oven, four ring gas hob with extractor above, fridge/freezer and dishwasher. Tiled floor.





*DINING AREA*



*SITTING AREA*



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, space for tumble dryer, tiled floor, external access door to side.



## FIRST FLOOR

## LANDING

With airing cupboard.

## BEDROOM 1

15'1" x 11'5" approx (4.60m x 3.48m approx)  
With fitted wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.





## BEDROOM 2

16'2" x 9'11" approx (4.93m x 3.02m approx)  
With fitted wardrobes and window to front.



## BEDROOM 3

9'11" x 8'11" approx (3.02m x 2.72m approx)  
Measurements up to fitted wardrobes with sliding doors. Window to rear.



## BEDROOM 4

10'2" x 9'6" approx (3.10m x 2.90m approx)  
Measurements to extremes. Window to rear.

## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, tiled floor, inset spot lights and window to rear.



## OUTSIDE

The property occupies a lovely position with a double width driveway extending to the front and leading up to the double garage. The current image has been altered to provide an idea of finish. The rear garden enjoys a south westerly aspect with much privacy. There is an extended patio area with lawn beyond and attractive planted borders.

Please note, the double garage is currently awaiting a new automated roller door which is due to be fitted in January.



## REAR VIEW



## TENURE

Freehold



### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

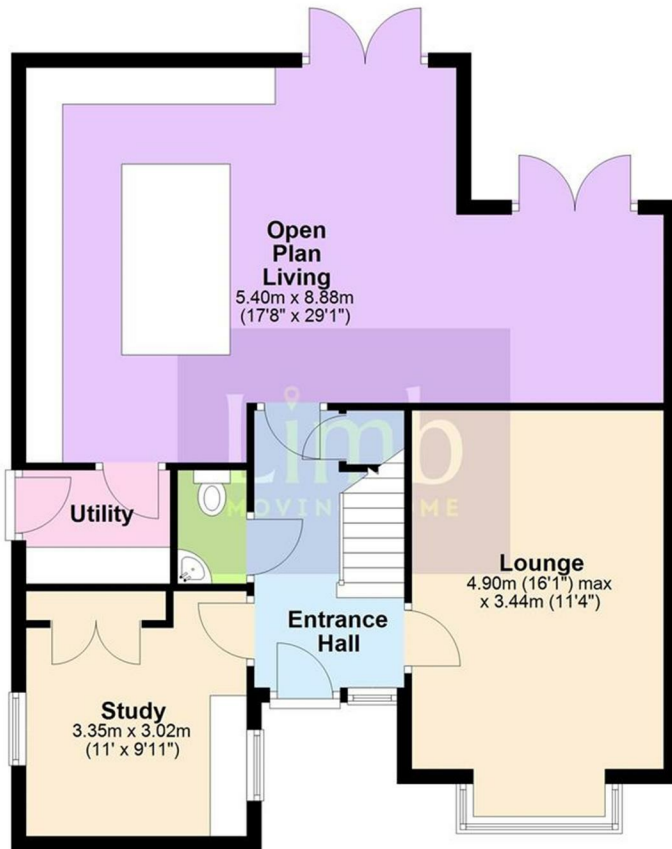
### *VALUATION SERVICE*

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.



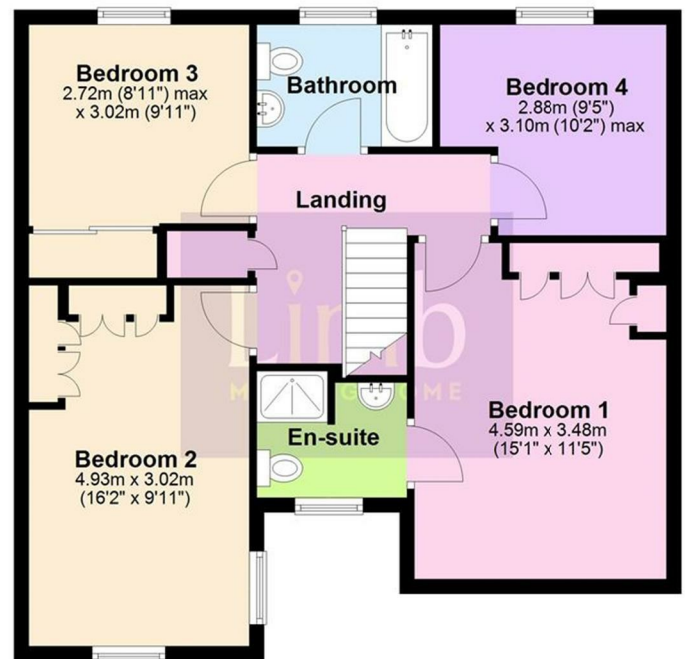
## Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



## First Floor


Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 145.0 sq. metres (1561.1 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	