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Matthew
Limb
MOVING HOME



110 Beech Road, Elloughton, East Yorkshire, HU15 1JZ

- 📍 Detached House
- 📍 Fantastic Opportunity
- 📍 Requires Refurbishment
- 📍 Council Tax Band = D
- 📍 Front, Rear & Side Gardens
- 📍 Three Bedrooms
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

£299,950

INTRODUCTION

Situated along the "no through road" section of Beech Road in Elloughton is this detached house with double garage. The property requires a programme of refurbishment and provides an incoming purchaser to create a lovely home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, entrance hallway, through lounge/diner, kitchen, rear lobby, ground floor shower room and two conservatories. Upon the first floor are three bedrooms, bathroom and separate WC.

The property stands in a good sized plot with gardens extending to the front, rear and side. There is a driveway providing ample off street parking and leading onwards to the double garage.

LOCATION

The property is situated along the "no through road" section of Beech Road in 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 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. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:



ENTRANCE PORCH

Opening through to:

ENTRANCE HALLWAY

With staircase leading to the first floor



LOUNGE / DINER

25'5" x 11'11" (narrowing to 10'0" approx (7.75m x 3.63m (narrowing to 3.05m approx)

Bow window to front and doors to conservatory.



CONSERVATORY

11'10" x 9'8" approx (3.61m x 2.95m approx)
Doors to garden.



KITCHEN

10'2" x 8'9" approx (3.10m x 2.67m approx)
With fitted units, laminate worksurfaces, sink and drainer, oven and four ring hob. Window to rear.



REAR LOBBY

With internal access door to garage and sliding doors to rear garden.



SHOWER ROOM

With suite comprising a shower enclosure, low flush WC and fitted cupboard with wash hand basin. Window to rear.



CONSERVATORY

With doors to the rear garden.

FIRST FLOOR

LANDING

With cylinder cupboard, loft access hatch and window to side.

BEDROOM 1

14'9" x 10'11" approx (4.50m x 3.33m approx)

With an extensive range of fitted wardrobes. Window to front.



BEDROOM 2

11'2" x 8'7" approx (3.40m x 2.62m approx)
Window to rear.



BEDROOM 3

8'7" x 7'10" approx (2.62m x 2.39m approx)
With fitted wardrobe. Window to front.

BATHROOM

With suite comprising a bath and wash hand basin. Tiled surround and window to rear.



WC

With low flush WC and window to rear.



OUTSIDE

The property stands in a good sized plot with gardens extending to the front, rear and side. There is a driveway providing ample off street parking and leading onwards to the double garage.



SIDE GARDEN



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.

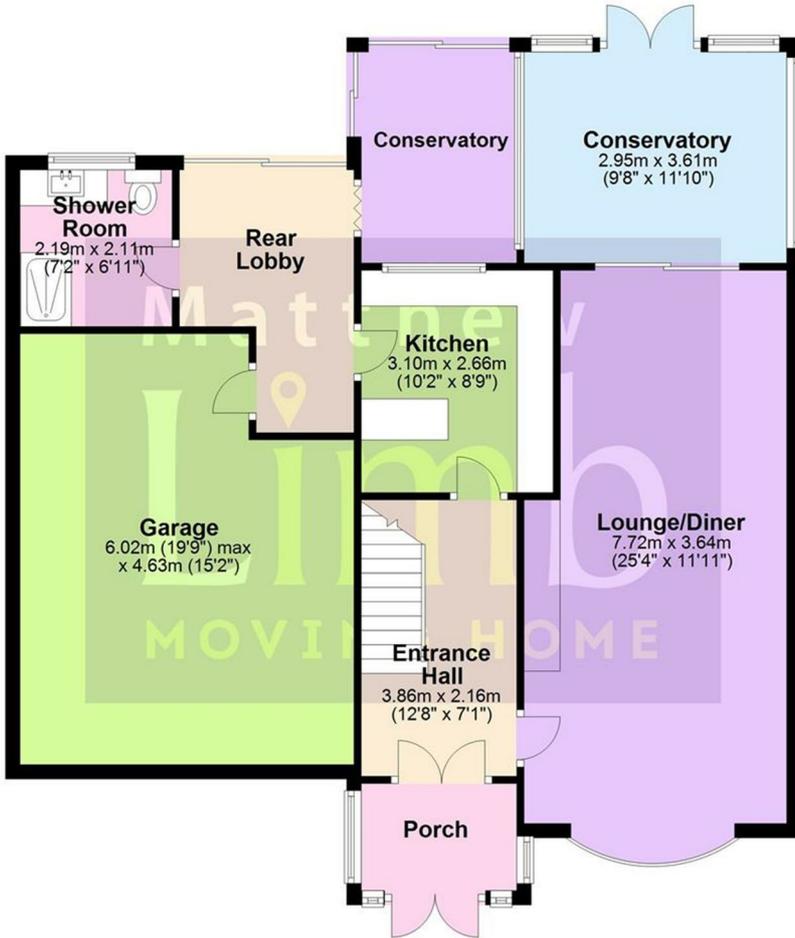
VALUATION SERVICE

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.



Ground Floor

Approx. 104.9 sq. metres (1129.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

