

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



32 Hunter Road, Elloughton, East Yorkshire, HU15 1LB

- 📍 Semi-Detached
- 📍 Three Bedrooms
- 📍 Lounge/Diner
- 📍 Council Tax Band = C
- 📍 Modern Shower Room
- 📍 Garden and Garage
- 📍 Popular Location
- 📍 Freehold / EPC = C

£220,000

INTRODUCTION

Situated within this popular residential area is this well presented semi-detached house with gardens, drive and garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, kitchen with built in appliances, spacious lounge/diner, two double bedrooms with modern fitted wardrobes and a good sized single bedroom with built in storage cupboard plus there is a modern shower room. The property has the benefit of gas fired central heating and uPVC double glazing.

A garden extends to the front and a side drive provides off street parking and leads onwards to the detached garage. The rear garden is set out for ease of maintenance with patio and gravelled areas.

LOCATION

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 HALLWAY

With staircase to the first floor and cupboard under.



LOUNGE

12'11" x 10'2" approx (3.94m x 3.10m approx)

With feature fire surround housing a living flame gas fire. Window to front elevation. Opening through to the dining area.



DINING AREA

10'9" x 8'10" approx (3.28m x 2.69m approx)

With patio doors leading out to the garden.



KITCHEN

10'4" x 7'4" approx (3.15m x 2.24m approx)

Having a range of fitted base and wall units, ceramic sink and drainer with mixer tap, oven, four ring gas hob with filter hood above plus space for undercounter appliances. Window to side and external access door to rear.



FIRST FLOOR

LANDING

With loft access hatch and window to side.

BEDROOM 1

13'5" x 9'11" approx (4.09m x 3.02m approx)

With fitted wardrobes with mirrored sliding doors. Window to front.



BEDROOM 2

10'8" x 9'11" approx (3.25m x 3.02m approx)

With fitted wardrobes and drawers. Window to rear.



BEDROOM 3

10'2" x 6'4" approx (3.10m x 1.93m approx)
With built in storage cupboard and window to front.



SHOWER ROOM

With suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls, window to rear.



OUTSIDE

A garden extends to the front and a side drive provides off street parking and leads onwards to the detached garage. The rear garden is set out for ease of maintenance with patio and gravelled areas.



TENURE

Freehold

COUNCIL TAX BAND

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

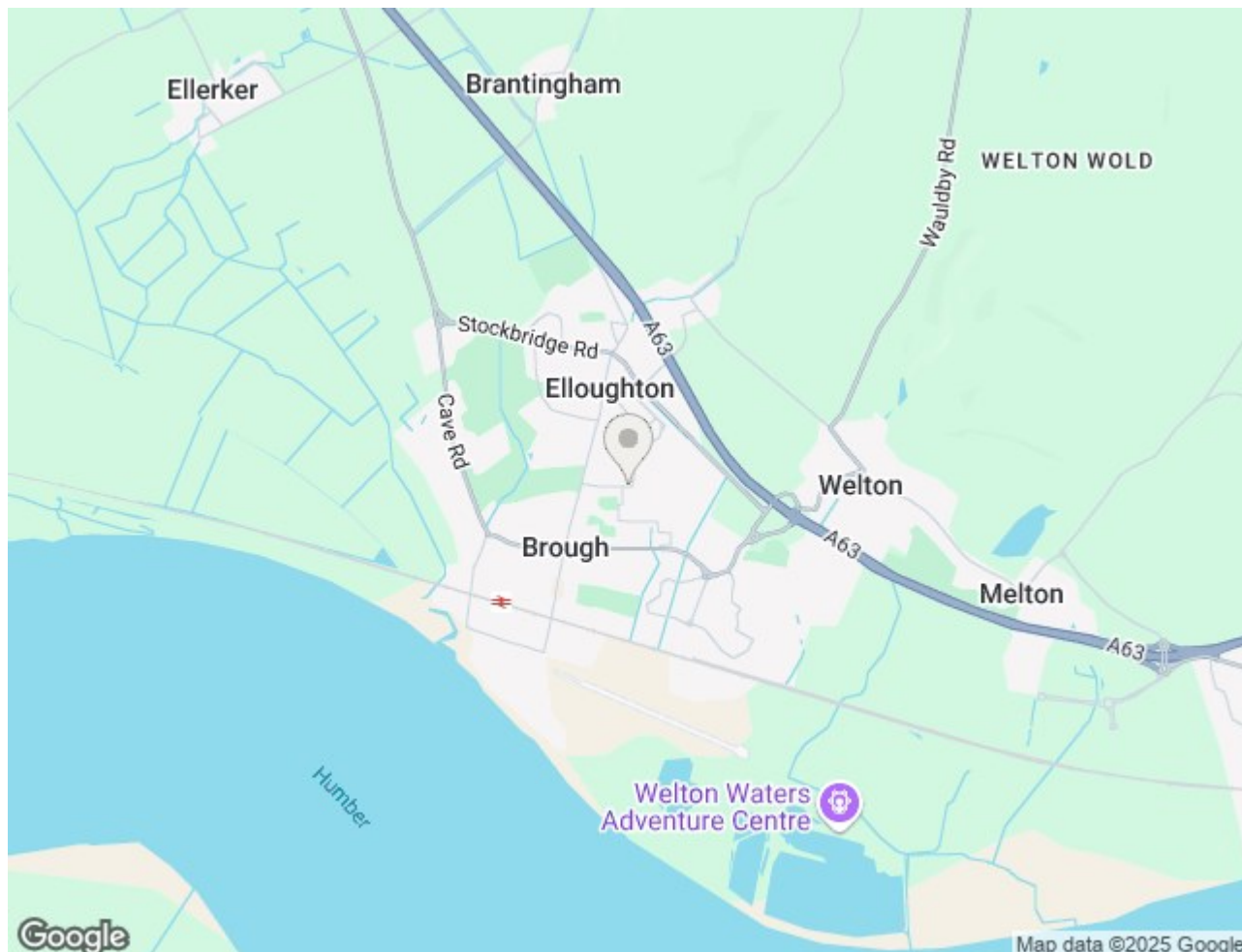
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 35.4 sq. metres (381.1 sq. feet)




First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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	