

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



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

- 📍 Superb Detached House
- 📍 Four Beds / Two Baths
- 📍 Modern Energy Efficiency
- 📍 Council Tax Band = D
- 📍 Larger Than Average Plot
- 📍 South Westerly Garden
- 📍 Drive, Garage & EV Point
- 📍 Freehold / EPC = B

**£325,000**



## INTRODUCTION

A superb detached home positioned on a larger than average plot within a popular residential development. This is a property designed for the modern era, featuring an efficient, recently installed heat pump for central heating and high-speed LAN sockets in all key rooms—ideal for seamless home working and entertainment.

The immaculately presented accommodation is "Move in" ready and the practical layout begins with an entrance hall and cloaks/W.C., leading into a spacious lounge. The dining kitchen is a true highlight, complete with French doors that open directly onto the superb rear garden.

The first floor provides ample space with four good-sized bedrooms, including a main bedroom with an en-suite shower room, plus a separate family bathroom.

Externally, the large plot offers generous lawned gardens to the front, side, and rear. The south-westerly facing rear garden is a private sun trap, featuring a lawn, planted borders, and a lovely raised patio area. The drive offers double width parking and leads to the single integral garage, complete with a convenient EV charging point. This home truly offers efficiency, technology, and space in abundance.

## LOCATION

The property is situated at the top of Longleat Avenue, close to its intersection with 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 stairs to first floor and understairs cupboard access.



## W.C.

Half-tiled and generously sized, comprising concealed-flush W.C. and wash-hand basin.



## LOUNGE

Well presented with two windows to side and a window to front of the property.





## KITCHEN/DINER

Contemporary kitchen space with fitted units and worksurfaces and a range of integrated appliances including fridge-freezer, double oven and microwave, warming drawer, dishwasher and plumbing for a washing machine. There is a four-ring induction hob with filter hood above, and a one-and-a-half sink & drainer beneath a window to the side. The room includes space suited and currently used as a dining area, with a window to the front and French doors opening out to the side garden.



## KITCHEN AREA



## DINING AREA



## FIRST FLOOR

## LANDING

Storage cupboard access.

## BEDROOM 1

Generously sized with window to the side elevation and en-suite access.



## EN-SUITE SHOWER ROOM

Stylish, and half-tiled throughout, comprising concealed-flush W.C., wash-hand basin beneath window to the side elevation and shower enclosure with smart/digital control shower.



## BEDROOM 2

Two windows to the side elevation and a window to the front with views onto the Wolds.





## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

Window to the side elevation.



## BATHROOM

Half-tiled, comprising concealed-flush W.C., wash-hand basin beneath window to the front elevation and bath with rain-head shower fitting and screen.



## OUTSIDE

Externally, the large plot offers generous lawned gardens to the front, side, and rear. The south-westerly facing rear garden is a private sun trap, featuring a shaped lawn, planted borders, and a lovely raised patio area. The drive offers double width parking and leads to the single integral garage, complete with a convenient EV charging point.



## REAR VIEW





## RAISED PATIO



## DRIVE & GARAGE



## 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

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. 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 heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

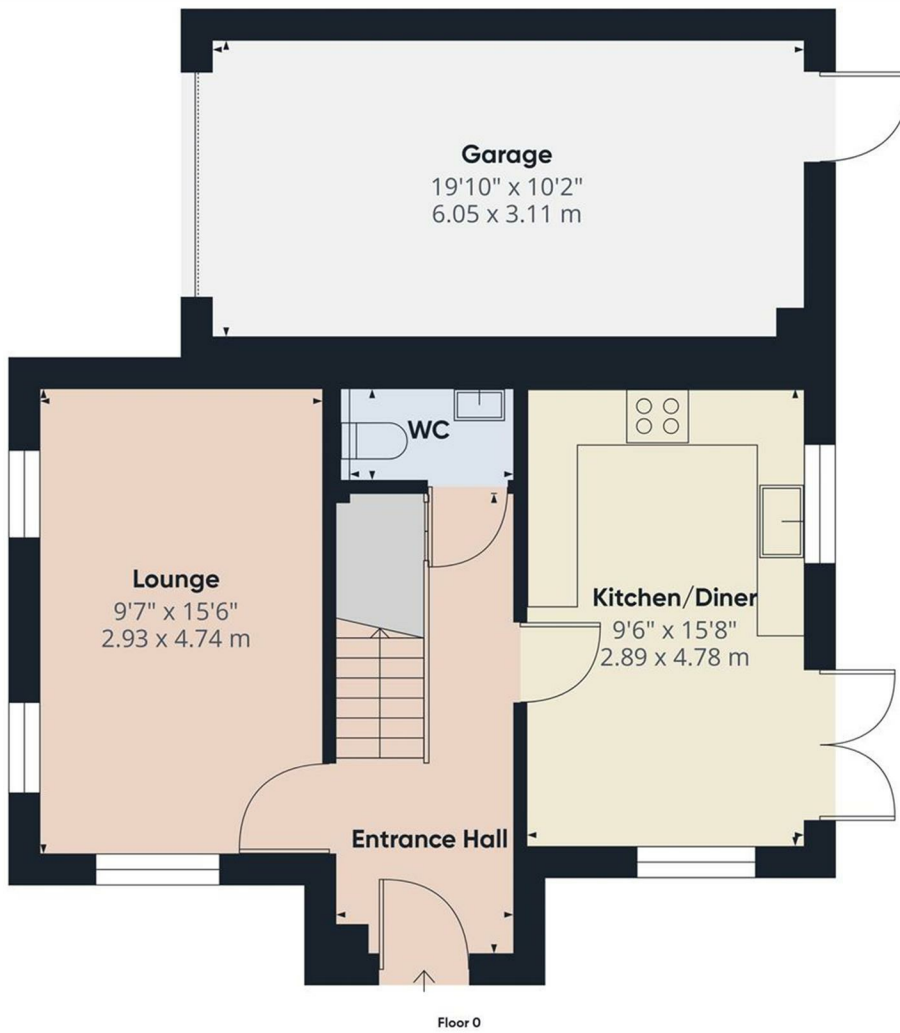
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.





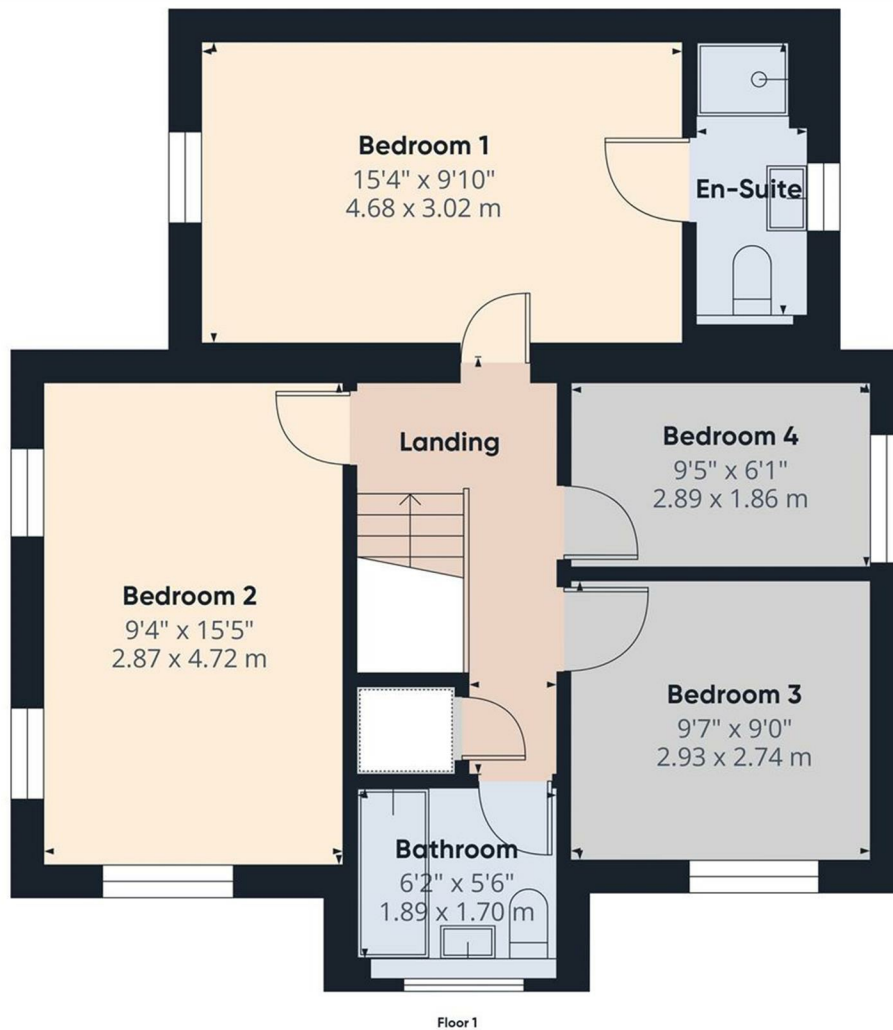


Approximate total area<sup>(1)</sup>  
631 ft<sup>2</sup>  
58.6 m<sup>2</sup>

(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




Approximate total area<sup>m</sup>  
558 ft<sup>2</sup>  
51.9 m<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</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	