



*9 Devonshire Close, Elloughton, Brough, East Yorkshire, HU15 1UB*

- 📍 Modern End Terraced House
- 📍 Two Bedrooms
- 📍 Attractive Lounge
- 📍 Garden & Parking
- 📍 Downstairs WC
- 📍 Dining Kitchen
- 📍 Council Tax Band B
- 📍 Freehold/EPC = B

*Offers Over £170,000*

## INTRODUCTION

Attractively priced for quick sale is this modern two bed roomed end terraced house which forms part of a popular development close to Elloughton village centre. The accommodation is arranged over two floors and briefly comprises an entrance hall, cloaks/WC, attractive lounge, dining kitchen with integrated appliances, two bedrooms and bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside there is parking in front of the house and to the rear lies a south-westerly facing fenced garden which is mainly lawned complimented by a patio area.

## LOCATION

Devonshire Close is located off Chatsworth Drive within the recently built Bellway development off Welton Low 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 HALL

With stairs leading to first floor off.

### CLOAKS/WC

With low level WC and wash hand basin.

### LOUNGE

13'6" x 11'7" approx (4.11m x 3.53m approx)

Window to front elevation.



## DINING KITCHEN

14'9" x 8'8" approx (4.50m x 2.64m approx)

With a range of fitted base and wall mounted units, work surfaces, integrated oven, four ring gas hob with filter hood above, one and a half sink and drainer, plumbing for automatic washing machine and space for fridge/freezer. Window and double doors leading out to the rear.



## FIRST FLOOR

### LANDING

Cupboard to corner.

### BEDROOM 1

15' x 10'6" approx (4.57m x 3.20m approx)

Two windows to rear elevation.



### BEDROOM 2

11'9" x 8' approx (3.58m x 2.44m approx)

Window to front elevation.



## BATHROOM

With suite comprising low level WC, wash hand basin, bath with shower over and screen.



## OUTSIDE

There is parking in front of the house and to the rear lies a sunny south-westerly facing garden which is mainly lawned complimented by a patio area and fenced boundaries.



## TENURE

Freehold

## COUNCIL TAX BAND

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

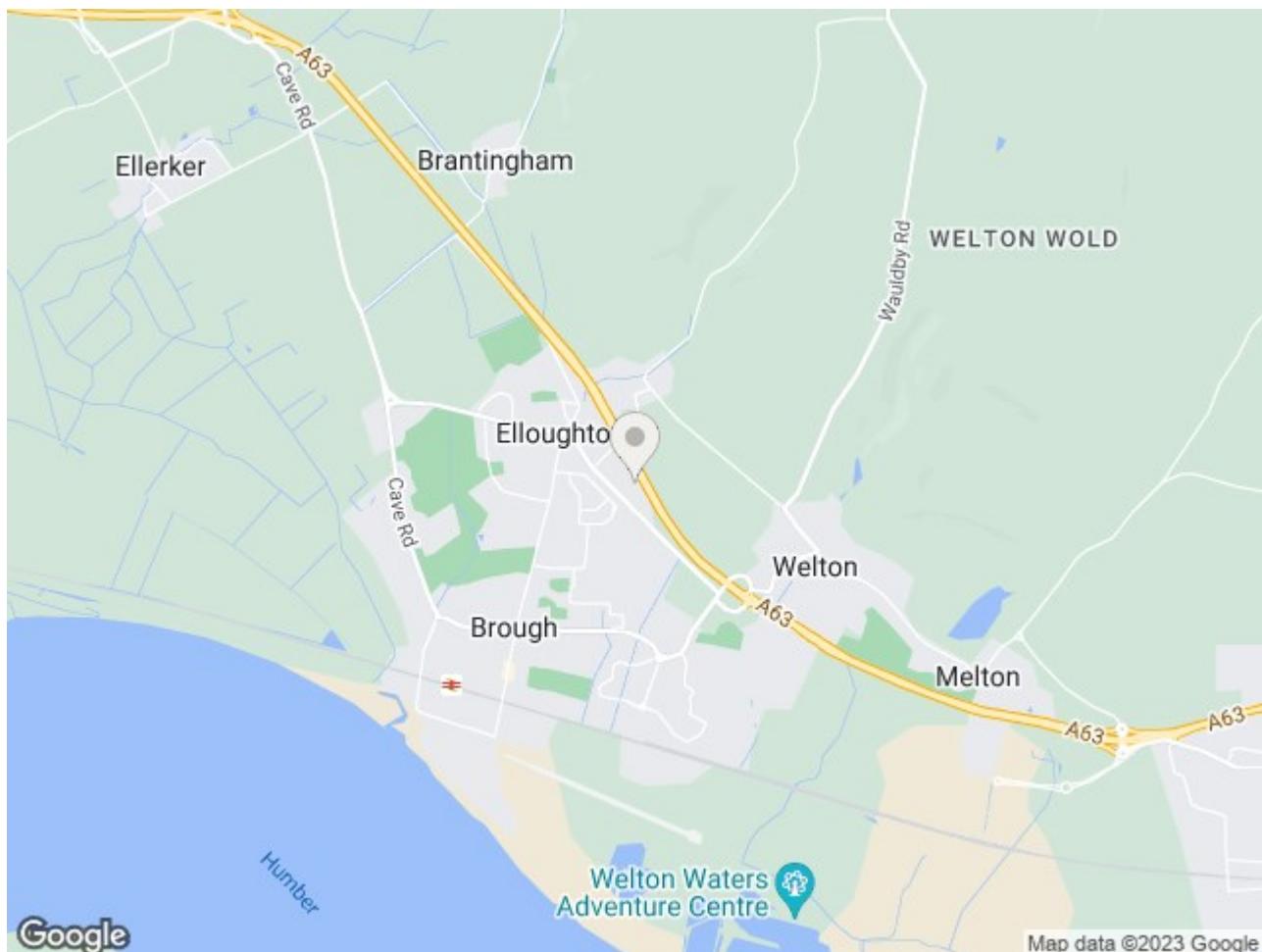
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 33.9 sq. metres (365.2 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	