

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*17 Beech Road, Elloughton, East Yorkshire, HU15 1JX*

- 📍 Detached Bungalow
- 📍 Potential for Modernisation
- 📍 Extensive Accommodation
- 📍 Council Tax Band = D
- 📍 Generous Plot
- 📍 Driveway
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£299,950**



## INTRODUCTION

This detached bungalow provides a fantastic opportunity to modernise and re-configure, creating an impressive home on a generous plot. The extensive accommodation includes a spacious entrance hallway, lounge, conservatory, breakfast kitchen, up to four bedrooms, and a modern shower room. The versatile layout is enhanced by an additional room off the kitchen, which could function as a fourth bedroom or study. Outside, there is a gravelled garden with mature shrubs to the front and a side drive offers extensive parking for multiple vehicles and leads to the garage. The rear garden is designed for easy upkeep, with attractive patio and gravelled areas, a rockery, and shrub borders. This property is available for sale with the added benefit of no onward chain.

## LOCATION

The property is situated along Beech Road which runs off Main Street in 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

Spacious hallway with cupboards providing storage.

### LOUNGE

With stone fireplace housing a gas fire. Windows to the side elevation. Patio doors lead through to the conservatory.



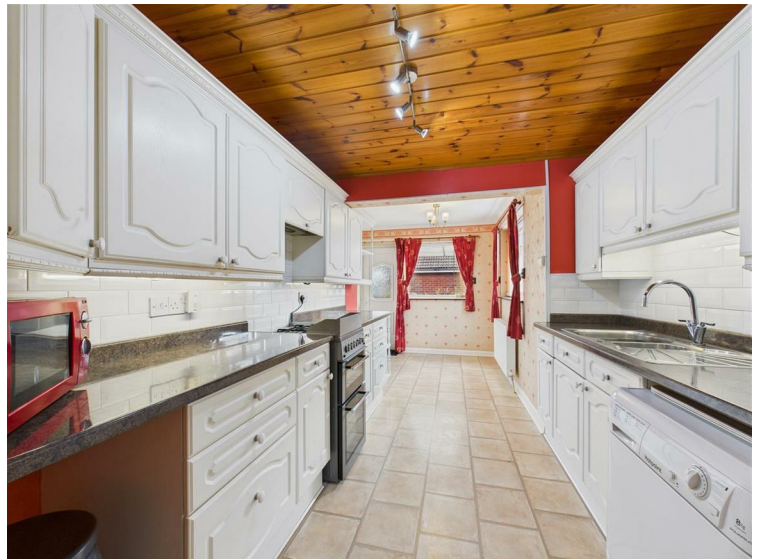
## CONSERVATORY

With tiled floor and French doors leading out to the rear patio.



## BREAKFAST KITCHEN

With fitted base and wall units, laminate worktops, cooker point, plumbing for a washing machine, space for tumble dryer, one and a half bowl sink and drainer with mixer tap, windows to front and side, external access door to side.



## SITTING/BEDROOM

Versatile space with window to rear.





## BEDROOM 1

With built in wardrobe and window to the front elevation.



## BEDROOM 2

With shelving to alcove. Window to the front elevation.



## BEDROOM 3

Window to side.

## SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, heated towel rail and window to side.



## OUTSIDE

There is a gravelled garden with mature shrubs to the front and a side drive offers extensive parking for multiple vehicles and leads to the garage. The rear garden is designed with low maintenance in mind, with attractive patio and gravelled areas, a rockery, and shrub borders.



## 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 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.

## *AGENTS NOTE*

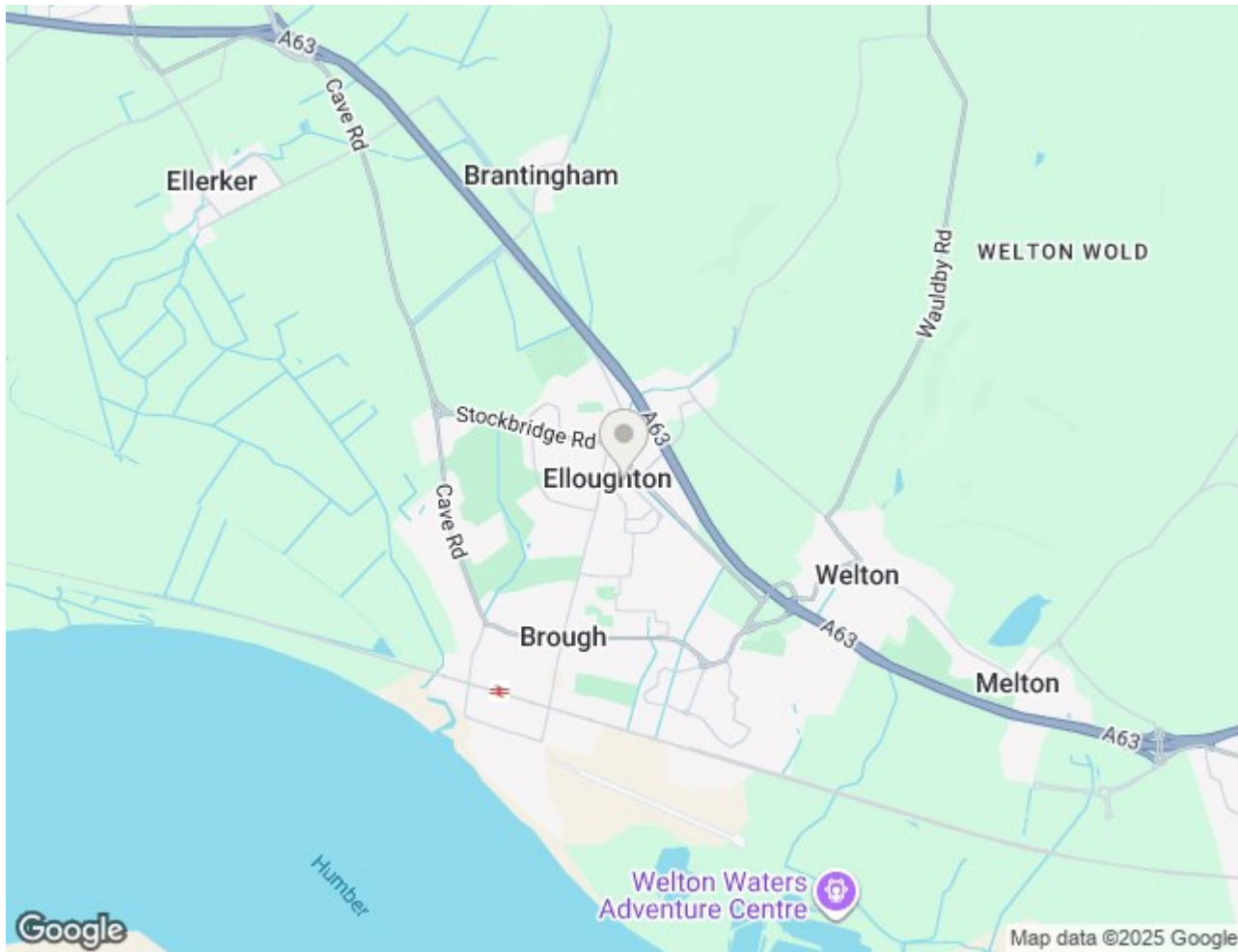
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

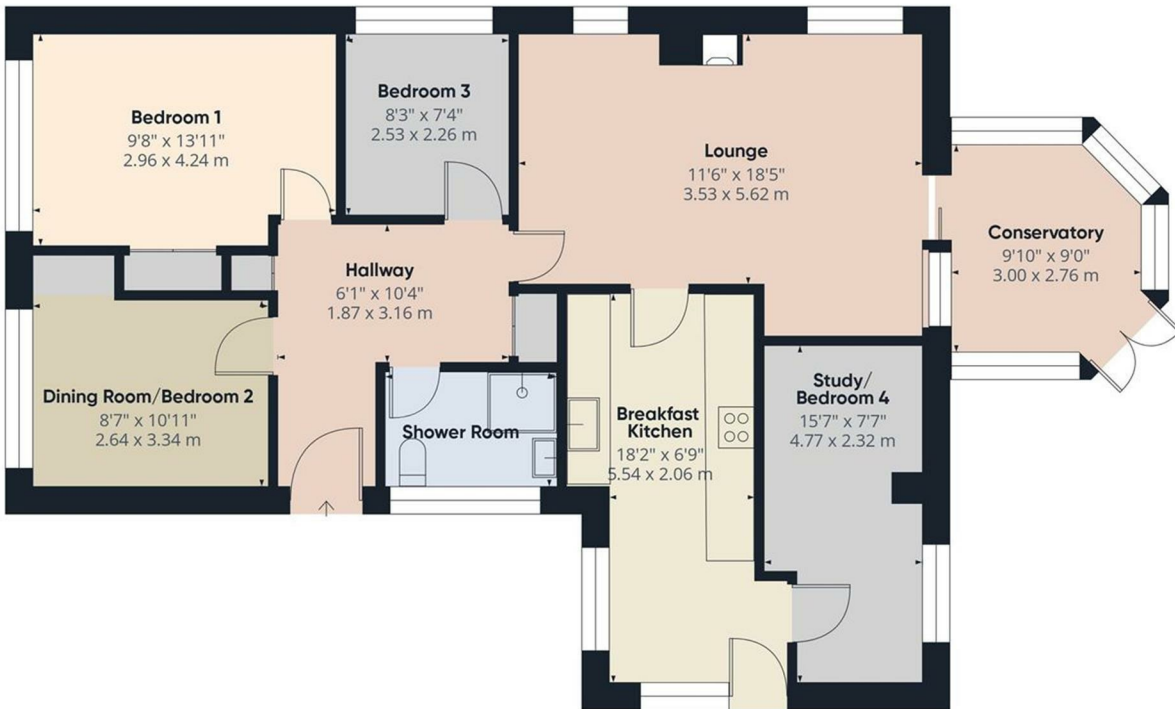
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.








Approximate total area<sup>m</sup>  
1017 ft<sup>2</sup>  
94.6 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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</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	