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**Limb**  
MOVING HOME



*17 Thornham's Way, Elloughton, East Yorkshire, HU15 1LW*

📍 Individual Detached House

📍 Cul-de-sac Location

📍 4 Bedrooms

📍 Council Tax Band = E

📍 Lovely Garden

📍 Parking & D/Garage

📍 Viewing Recommended

📍 Freehold/EPC = C

**£385,000**

## *INTRODUCTION*

This individual detached house stands in a lovely plot within the desirable cul-de-sac of Thornham's Way. Well presented, the accommodation is arranged over two floors and depicted on the attached floorplan. Features include a contemporary fitted kitchen with utility area, triple aspect living room, dining room four good sized bedrooms and stylish bathroom. The accommodation also boasts gas fired central heating to radiators and uPVC framed double glazing. Outside excellent parking is available to the driveway which also leads to the attached double garage. The property enjoys a wide frontage to the Thornham's Way and its garden has a sunny southerly facing aspect with lawn, patio areas and borders. In all, a lovely family home of which early viewing is strongly recommended.

## *LOCATION*

Thornhams Way is a small cul-de-sac located at the end of Main Street The west Hull village of Elloughton has a number of shops and amenities and a well reputed primary school. More extensive facilities are to be found in the neighbouring village of Brough and the area benefits from excellent road and rail connections with convenient access available to the A63/M62 motorway network and mainline railway station at Brough. There are also good EYMS bus services to local villages and express buses to Hull, York, Howden and Goole.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALLWAY*

A central hallway with stairs leading to first floor off, wooden flooring.

### *CLOAKS/W.C.*

With low level W.C. and wash hand basin, heated towel rail.

## LOUNGE

Triple aspect lounge with windows to front, rear and side together with double doors opening out to the patio. Feature fire surround housing a gas fire upon a marble hearth.



## KITCHEN

Having an extensive range of sleek handleless units with work surfaces, breakfast bar area and one and a half sink and drainer with mixer tap. There is an integrated oven four ring induction hob with stainless steel splashback with extractor hood above, plumbing for a dishwasher. Window to the side elevation. The kitchen is open plan in style through to the utility area.



## UTILITY AREA

With a matching range of units, further sink and drainer with mixer tap, plumbing for automatic washing machine and space for dryer. Corner cupboard housing Worcester gas fired central heating boiler. External access door to side drive.



## DINING ROOM

Window to rear elevation.



## FIRST FLOOR

### LANDING

Access to roof void.

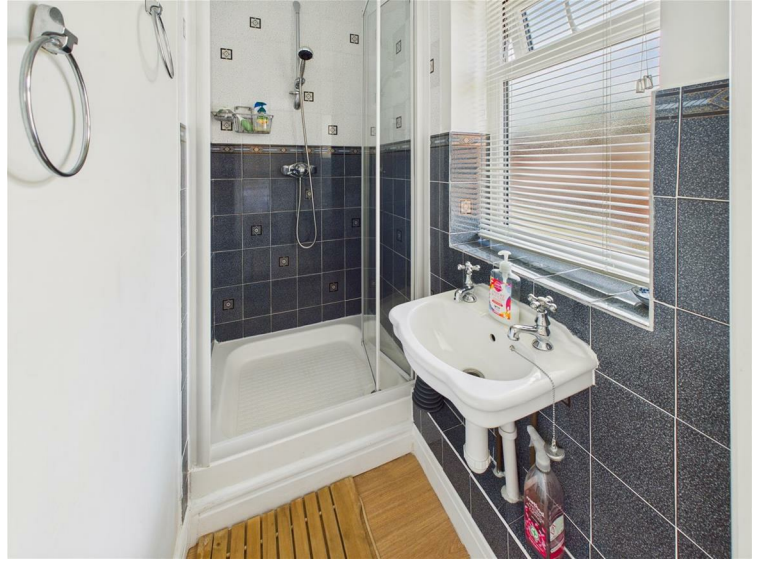
### BEDROOM 1

With window to front elevation.



## EN-SUITE SHOWER ROOM

With shower cubicle, tiled surround, wash hand basin.



## BEDROOM 2

A lovely double sized room with windows to both front and side elevations.



## BEDROOM 3

Window to rear elevation.



## BEDROOM 4

Window to rear elevation.



## BATHROOM

With stylish white suite comprising low level W.C., pedestal wash hand basin, shaped bath with handheld and rainhead shower above, tiled surround and spray screen, tiling to the floor, heated towel rail.



## OUTSIDE

The property has a wide frontage with open plan lawned garden and planted shrub borders. A gravelled driveway provides multiple parking and access to the attached double garage. The garden enjoys a southerly sunning facing aspect with areas of interest including paved and gravelled patio areas, raised planting beds, shaped lawn, part walled surround and mature borders. Within the garden is also a summerhouse and shed.



## 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 E. 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.





