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Limb
MOVING HOME



Wold View Ings Lane, Ellerker, East Yorkshire, HU15 2DW

📍 Unique Detached Property

📍 Idyllic Village Location

📍 3 Double Bedrooms

📍 Council Tax Band = E

📍 Further Potential

📍 Double Garage

📍 Highly Desirable Location

📍 Freehold / EPC = E

Guide Price £450,000

INTRODUCTION

Inviting offers between £450,000 to £470,000.

Enjoying such a delightful setting with the beautiful conservation village of Ellerker, is this fabulous detached house which is full of character and further potential. Situated just off The Green, close to surrounding countryside in an idyllic village setting, this lovely home provides light and airy accommodation which could be enhanced in its current layout but also due to the size of the plot, could potentially be extended (subject to appropriate permissions) to create a more substantial dwelling with a significantly higher value. Attractive gardens surround the property including a sunny south facing walled garden together with a generous driveway and a detached double garage (with EV charger to side). The house is believed to have its origins in the 1800s and to the front affords a stunning view of The Green and onwards into the village centre. The accommodation is depicted on the attached floorplan and briefly comprises a superb lounge with log burner, central hallway with galleried landing and double height glazing overlooking the garden, dining/sitting room and a sizeable kitchen. Upstairs are three double bedrooms and a stylish bathroom. This is a truly unique and desirable property of which viewing is an absolute must to appreciate the size and appeal.



LOCATION

Ellerker lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages being clustered around The Green and running beck. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire Wolds and is ideally placed for those with an interest in country pursuits, the area also affords a range of recreational facilities including the nearby Brough golf course.

ACCOMMODATION

A residential entrance door opens to the entrance hallway.



ENTRANCE HALLWAY

This central reception area is flooded with light with a large double height wall of glazing overlooking the rear garden. A staircase leads up to the first floor with attractive galleried landing above.



CLOAKS/W.C.

With suite comprising low level W.C. and wall mounted wash hand basin.

LIVING ROOM

A fabulous room which is particularly spacious, measuring approximately 22'2" by 14'9". It has glazing and sliding patio doors opening out to the south facing garden with further windows to the north, either side of a recessed chimney breast which houses a log burning stove upon a tiled hearth. Features also include a fitted bookcase with storage cupboards and desk area.



DINING/SITTING ROOM

A good sized room with bow window to the south elevation. A wide opening leads through to the kitchen.



BREAKFAST KITCHEN

The kitchen is positioned to the front of the house and a bow window provides a lovely aspect across the cottage garden and onwards to The Green and the village centre. The kitchen features a range of bespoke cottage style fitted units with worksurfaces and a stainless steel sink unit, electric AGA, space for a dishwasher, washing machine and fridge freezer, tiling to the floor, external door to garden. Access to one corner is to an inner lobby which leads through to the hallway.



FIRST FLOOR

GALLERIED LANDING

A particular feature providing access to bedroom corridors and with a double height glazed wall affording a stunning view of the garden below. There are fitted wardrobes and cupboard to the bedroom corridors.



BEDROOM 1

A large double bedroom with window overlooking the rear garden to the south.



BEDROOM 2

A large double bedroom with window to side and window to the front providing a great view towards The Green and village centre beyond.



BEDROOM 3

A good sized double bedroom with window to side.



BATHROOM

Having a stylish white suite comprising a low level W.C., wash hand basin, freestanding slipper style bath with claw feet and a large corner shower enclosure.



OUTSIDE

The property occupies a good sized plot with three distinct garden areas including a cottage style garden to the front bounded by a wall. There is a sunny southerly facing main garden which is predominantly laid to lawn complimented by a patio area and a walled surround provides much privacy. There is a useful storage outbuilding, which is brick built, and can be access from the corner of the garden. There is a further garden beyond the driveway which again is mainly laid to lawn with a number of ornamental trees and a summerhouse to one corner. This area could certainly be further enhanced for several uses. The generous driveway provides multiple parking and access to the double garage, which has a power and light supply installed and there is also an EV charger accessible externally.





SIDE VIEW



REAR VIEW



GARAGE



SERVICES

Mains electric and drainage, water.

HEATING

The property has the benefit of oil fired central heating to radiators.

GLAZING

The property has the benefit of uPVC double glazing

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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.







