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**Limb**  
MOVING HOME



*54 Stockbridge Park, Elloughton, East Yorkshire, HU15 1JQ*

- 📍 Stunning Bungalow
- 📍 Stylish Accommodation
- 📍 2 Double Bedrooms
- 📍 Council Tax Band = D
- 📍 Fabulous Garden + Summerhouse
- 📍 Excellent Parking & Garage
- 📍 No Onward Chain
- 📍 Freehold / EPC = C

*Offers Over £350,000*

## INTRODUCTION

This deceptively spacious stunning semi-detached bungalow has been fully renovated in the last two years by the current owners to create a stylish and contemporary home. Originally a three bedroomed, the accommodation comprises an entrance hall leading to a sophisticated kitchen with integrated appliances, a lounge/diner featuring a log-burning stove, and two comfortable double bedrooms served by a modern shower room. A bright conservatory to the rear adds versatile living space and provides a seamless transition to the garden.

The exterior is designed for both practicality and leisure, featuring a lawned front garden and a long driveway that leads through timber gates to additional parking and a large detached garage. The westerly-facing rear garden is a particular highlight, offering an extensive patio, a well-maintained lawn, and a gravelled seating area. The inclusion of a summerhouse/bar with power and light makes it an ideal space for entertaining. The property is offered for sale with the added benefit of no onward chain.

## LOCATION

Stockbridge Park runs off Stockbridge Road, Elloughton. Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

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

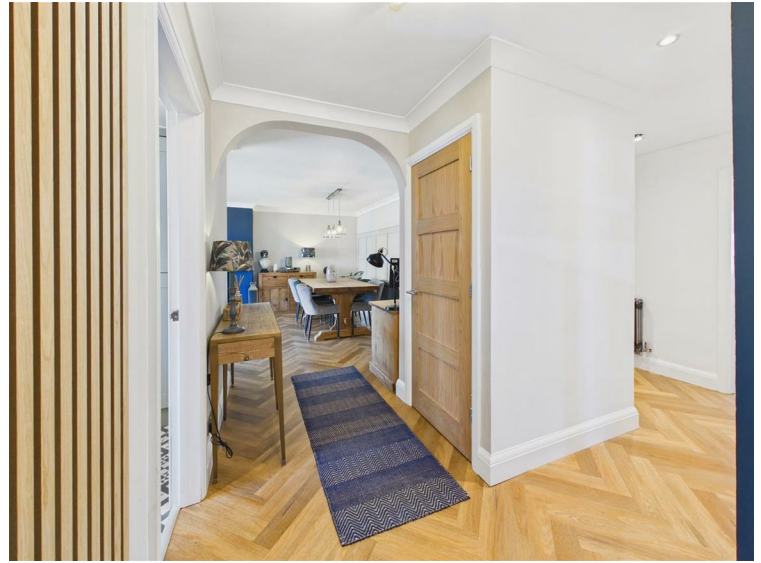
Residential entrance door to:

## ENTRANCE PORCH

With door to:

## ENTRANCE HALLWAY

With feature flooring through to the living/dining room. Large storage cupboard.



## KITCHEN

Featuring a range of stylish base and wall units with central island and solid wood worktops. There is a double ceramic sink with mixer tap, double oven, microwave, hob with filter above, fridge/freezer, dishwasher, wine fridge, washing machine and tumble dryer. Windows to the front and side elevations, tiled floor and inset spot lights.



## LOUNGE/DINER

Spacious living area featuring a log burning stove with oak mantle, panelled wall and bay window to the front elevation.



## BEDROOM 1

With window to rear and French doors to the conservatory.



## BEDROOM 2

Window to rear.



## SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin, low flush W.C., tiling to walls and floor, heated towel rail and window to side.



## CONSERVATORY

With doors leading out to the patio and garden beyond.



## OUTSIDE

The exterior is designed for both practicality and leisure, featuring a lawned front garden and a long driveway that leads through timber gates to additional parking and a large detached garage. The westerly-facing rear garden is a particular highlight, offering an extensive patio, a well-maintained lawn, and a gravelled seating area. The inclusion of an insulated summerhouse/bar with power and light supply makes it an ideal space for entertaining.



## PATIO AREA



## SUMMERHOUSE



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## 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 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. AI may have also been used to enhance photography.

### *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.

