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**Limb**  
MOVING HOME



*19 Linton, Elloughton, East Yorkshire, HU15 1FE*

- 📍 Stunning Detached Home
- 📍 Fabulous Open Plan Living
- 📍 Sleek & Stylish Kitchen
- 📍 Council Tax Band = F
- 📍 Four Double Bedrooms
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£525,000**



## INTRODUCTION

Presenting an absolutely stunning detached family home, meticulously presented in show home condition, where every detail exudes quality and style. A viewing is highly recommended to fully appreciate the exceptional standard of living on offer within this extended residence.

The accommodation features a superb open-plan living/dining kitchen by Cookhouse of York, forming the heart of the home, complete with sleek, stylish units, luxurious Quartz worktops, and bi-folding doors that seamlessly connect to the delightful rear garden. The ground floor also includes a welcoming entrance hall, a convenient cloaks/W.C., a spacious lounge for relaxation, and a practical utility room. Amtico flooring flows beautifully through the hallway, lounge, and W.C., enhancing the luxurious feel. Upon the first floor, a galleried landing provides access to four generously proportioned double bedrooms, all benefiting from thoughtfully fitted wardrobes. The upstairs is completed by an en-suite shower room and a beautifully appointed family bathroom.

Externally, a well-maintained lawned garden extends to the front, while a driveway provides ample parking and leads to the integral double garage. The delightful rear garden offers a perfect blend of paved patio areas ideal for al fresco dining, a lush lawn, and attractive, mature shrubbery, creating a private and inviting outdoor space.

## LOCATION

Situated approximately 11 miles west of Hull, Elloughton is a well-appointed village that, combined with the adjacent village of Brough, provides a comprehensive range of amenities for daily needs.

Families will appreciate the well-reputed primary school in Elloughton, and the village falls within the catchment area for South Hunsley School, consistently ranked highly in East Riding league tables. For private education, options include the highly regarded Hull Collegiate in Anlaby, Hymers College in Hull, and Pocklington School.

The area boasts excellent transport links, with the nearby A63 offering seamless connections to the M62 and the national motorway network. Brough railway station provides regular services to Hull and London, and Humberside Airport is just a 30-minute drive away.

Beyond the essentials, residents can enjoy various attractions and amenities, including the Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, and scenic walking routes on The Wolds Way. The convenience of local supermarkets and various shops further enhances Elloughton's appeal.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

With Amtico flooring and staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C., wash hand basin and Amtico Flooring.



## LOUNGE

19'0" x 11'11" approx (5.79m x 3.63m approx)

Featuring panelling to one wall, feature fire surround with gas fire, Amtico flooring and window to the front elevation.





## OPEN PLAN LIVING



## LIVING AREA

12'9" x 10'8" approx (3.89m x 3.25m approx)

Boasting bespoke fitted units along one wall, thoughtfully designed to conceal a TV (not included), perfect for entertainment. Bi-fold doors extend the living space outwards to the garden, ideal for entertaining or relaxation.



## DINING KITCHEN

20'4" x 17'6" approx (6.20m x 5.33m approx)

This exceptional kitchen, expertly crafted by Cookhouse of York, features an extensive range of fitted units complemented by luxurious Quartz worktops and a functional central island. Every detail in this thoughtfully designed space has been considered, including a practical larder unit with shelving – perfect for discreetly housing a toaster or other freestanding appliances to maintain sleek, clear worktops. The clever design extends to the corners, where pull-out cupboards ensure no space is wasted.

An array of integrated appliances elevates the culinary experience, comprising an oven, a combination microwave oven with a warming drawer below, a five-ring gas hob with extractor above, a larder fridge and freezer, and a dishwasher. The under-counter sink unit is equipped with a convenient Quooker boiling water tap. Bluetooth speakers to the ceiling and windows provide pleasant views over the rear garden, completing this outstanding kitchen.





*KITCHEN AREA*



## UTILITY ROOM

The utility room is fitted with the same stylish units and Quartz worktops as the kitchen, including an integrated washing machine. A clever detail is the electric point within a cupboard, ideal for charging a cordless Hoover. There is further storage in the understairs cupboard and an internal access door leads to the garage.



## FIRST FLOOR

### GALLERIED LANDING

With loft access hatch and cylinder/airing cupboard.

### BEDROOM 1

15'9" x 15'0" approx (4.80m x 4.57m approx)

With fitted wardrobes and window to the front elevation.





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to the floor, part tiled walls, heated towel rail and window to the front elevation.



## BEDROOM 2

14' x 11'11" approx (4.27m x 3.63m approx)

With fitted wardrobes and window to the front elevation.



## BEDROOM 3

11'11" x 10'3" approx (3.63m x 3.12m approx)  
With fitted wardrobes and window to the rear.



## BEDROOM 4

12'4" x 9'1" approx (3.76m x 2.77m approx)  
With fitted wardrobes and window to the rear.





## BATHROOM

With stylish suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiled floor, half tiling to walls, heated towel rail and window to rear.



## OUTSIDE

Externally, a well-maintained lawned garden extends to the front, while a driveway provides ample parking and leads to the integral double garage. The delightful rear garden offers a perfect blend of paved patio areas ideal for al fresco dining, a lush lawn, and attractive, mature shrubbery, creating a private and inviting outdoor space with the added benefit of outdoor electric sockets and a garden 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 F. 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.









Floor 1




Approximate total area<sup>m</sup>  
878 ft<sup>2</sup>  
81.6 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) A		
(81-91) B		
(69-80) C	75	81
(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	