Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

26 Lowerdale, Elloughton, East Yorkshire, HU15 1SD

- Superb Detached House
- Great Plot
- 4 Beds / 2 Baths
- Council Tax Band = E
- Stylish Contemporary Kitchen
- 2 Reception Rooms
- Driveway & Garage
- Freehold / EPC = D

Offers Around £350,000

INTRODUCTION

Standing on a superior plot with exceptional parking and an attractive garden, this four-bedroom detached house is part of the popular Lowerdale development and is perfectly tailored for modern family life. The accommodation is cleverly designed, ensuring both practical flow and generous space.

The ground floor features a central hallway, a practical cloaks/W.C., and flexible reception spaces, including a spacious lounge and a separate sitting room. The heart of the home is the contemporary-styled living kitchen, ideal for everyday dining and socialising. The first floor provides four bedrooms, including the impressive main bedroom, which is a particular feature due to its vaulted ceiling and dedicated en-suite shower room. A separate house bathroom serves the remaining rooms.

Externally, the property boasts a driveway offering parking for multiple vehicles and access to the garage. The rear garden is notably larger than average, offering a substantial lawn complemented by a large, sunny decked terrace—a perfect outdoor space for relaxing and entertaining, complete with a garden shed.

LOCATION

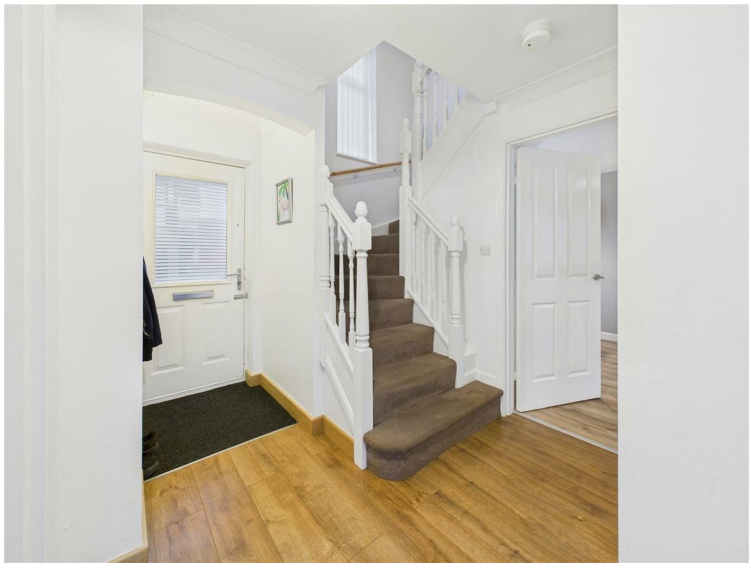
The property lies on Lowerdale off Welton Low Road, situated approximately 11 miles to the west of Hull. Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and 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. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

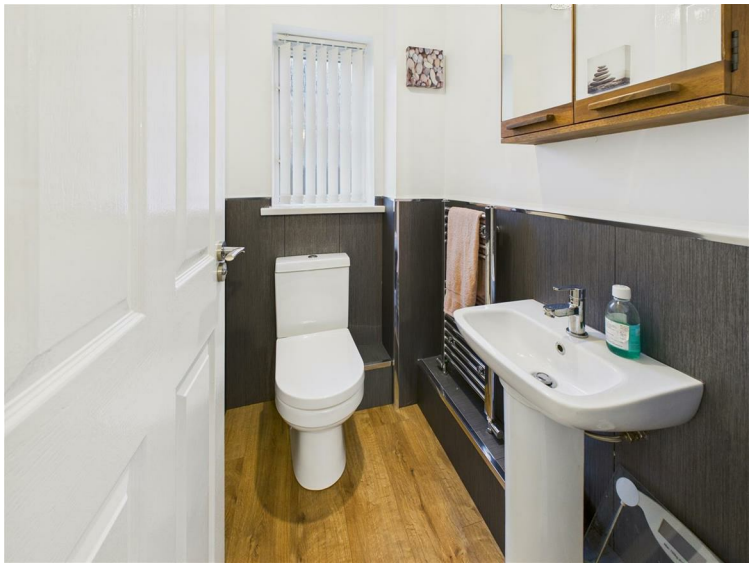
ENTRANCE HALL

A central hallway with stairs leading up to the first floor.



CLOAKS/W.C.

With modern suite comprising a low flush W.C. and wash hand basin.



LOUNGE

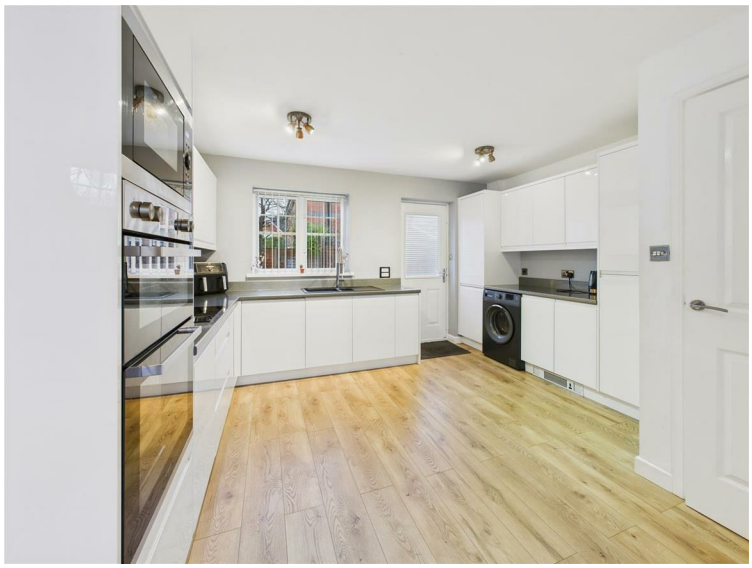
11'1" x 16'0" approx (3.38m x 4.88m approx)
Plus bay window to the front elevation. Feature fire surround with marble hearth and backplate housing an electric fire.

SITTING ROOM

11'1" x 9'4" approx (3.38m x 2.84m approx)
With double doors leading out to the rear garden.

LIVING KITCHEN WITH DINING AREA

17'8" x 13'3" approx (5.38m x 4.04m approx)
reducing to 7'0" approx. With contemporary styled gloss fronted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with feature mier tap plus a host of integtraated appliances comprising a double oven, microwave, ceramic hob with splashback and feature filter hood over, dishwasher, fridge and freezer. There is plumbing for a washing machine, cupboard housing the gas combination boiler, laminate flooring and door to the rear garden. This twin aspect room has windows to both front and rear, TV point and useful understairs storage cupboard.



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FIRST FLOOR

LANDING

With useful storage cupboards off.

BEDROOM 1

15'6" x 9'0" approx (4.72m x 2.74m approx)
Measurements up to fitted mirror fronted wardrobes running to one wall. This attractive bedroom has a feature vaulted ceiling. Window to the front elevation.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Window to side.

BEDROOM 2

11'2" x 9'9" approx (3.40m x 2.97m approx)
Window to rear.

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BEDROOM 3

10'9" x 7'9" approx (3.28m x 2.36m approx)
indow to rear.

BEDROOM 4

9'9" x 7'0" approx (2.97m x 2.13m approx)
Window to the front elevation.

BATHROOM

With modern suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail and window to rear.

OUTSIDE

Externally, the property boasts a driveway offering parking for multiple vehicles and access to the garage. The rear garden is notably larger than average, offering a substantial lawn complemented by a large, sunny decked terrace—a perfect outdoor space for relaxing and entertaining, complete with 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 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.

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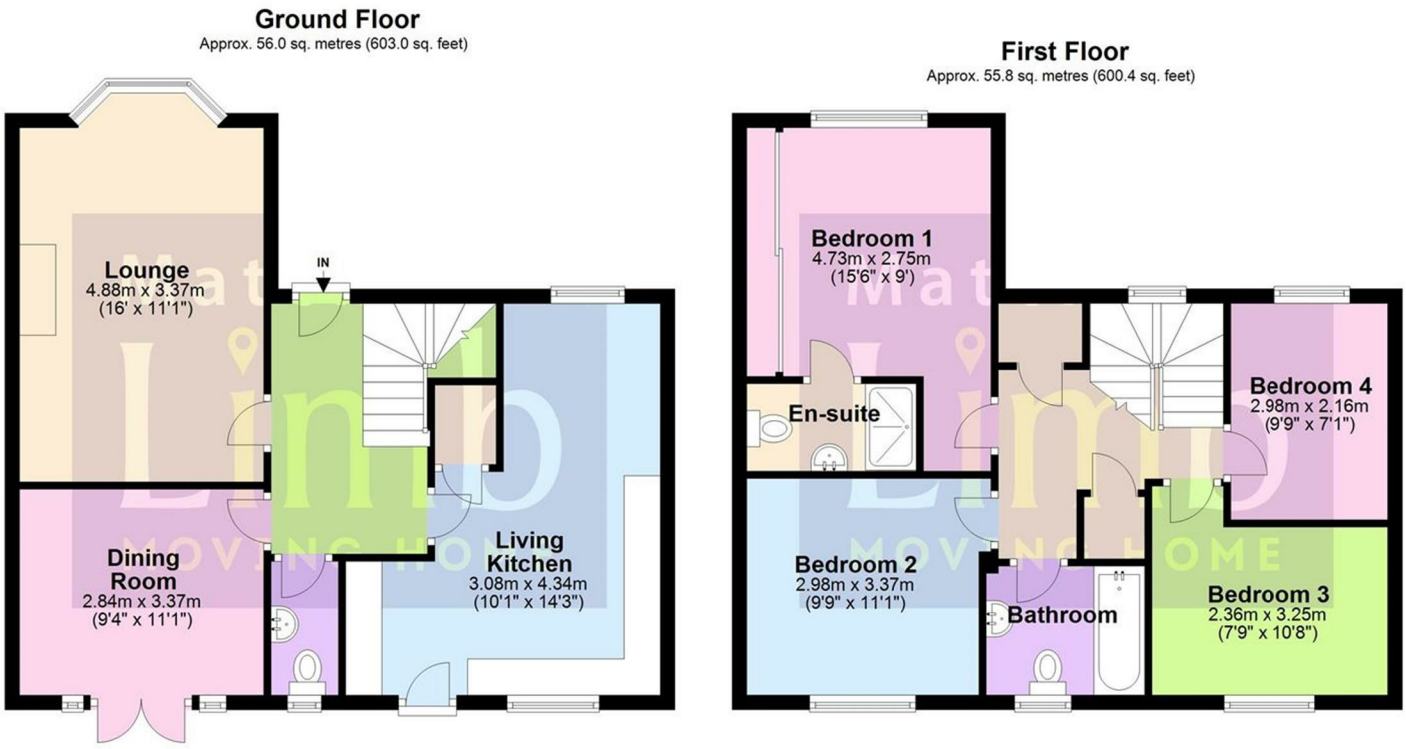
PHOTOGRAPH DISCLAIMER

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.

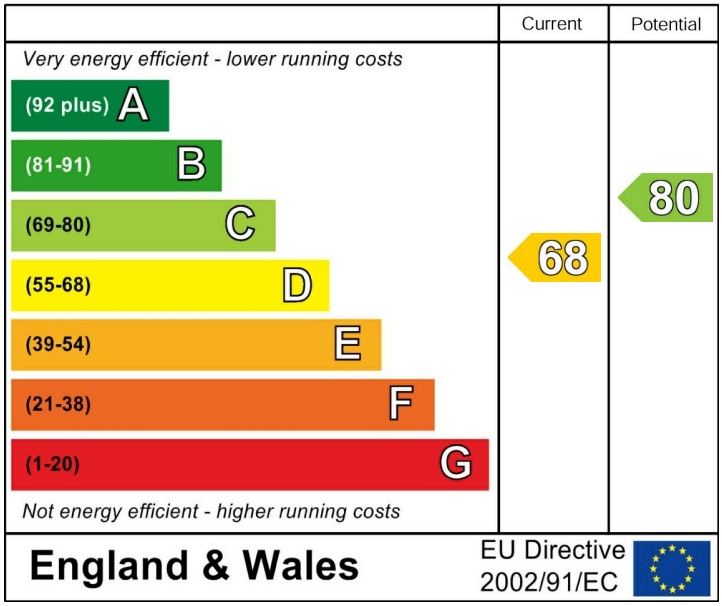
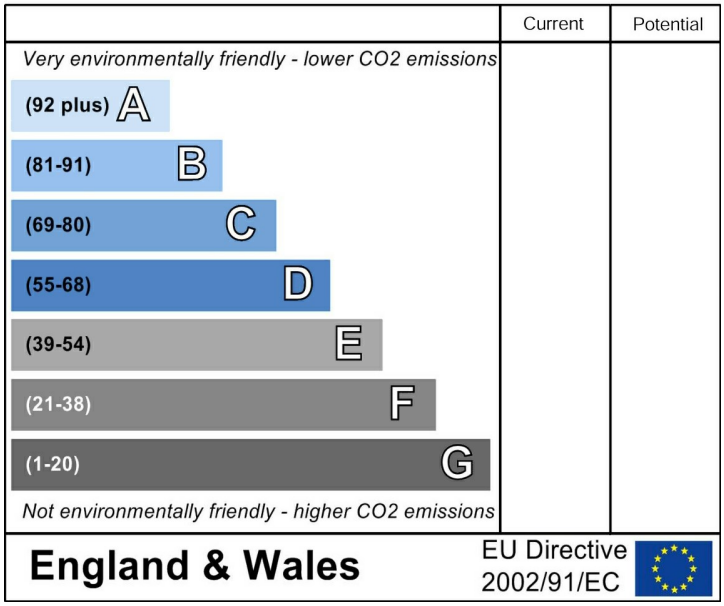
PROPERTY TO SELL?

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.



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating