



7 Monkton, Elloughton, East Yorkshire, HU15 1SJ

- Semi-Detached House
- 3 Beds / 2 Baths
- Dining Kitchen
- Council Tax Band = C

- Lounge & Conservatory
- Off Street Parking
- No Onward Chain!
- Freehold / EPC = D

£229,950

INTRODUCTION

Available with no onward chain, this semi-detached house comes complete with a driveway and rear garden. Presented in "move-in" condition, having been recently decorated throughout, the accommodation benefits from double glazing and gas central heating. It briefly comprises an entrance hall, cloaks/W.C., lounge, and an inner hall with a storage cupboard leading to an open-plan dining room and kitchen. A conservatory provides additional living space. Upstairs, you'll find three good-sized bedrooms, with the main bedroom featuring fitted wardrobes and an en-suite bathroom. A family bathroom serves the remaining bedrooms. To the front is a gravelled garden area and a side drive offering off-street parking. The rear garden is lawned, with decked and gravelled patio areas, and fencing to the perimeter.

LOCATION

Monkton is situated off Fryston which runs off Lowerdale in the popular village of Elloughton. Situated approximately 10 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 Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

With feature fireplace housing an electric fire. Bay window to the front.



INNER HALL

With storage cupboard and stairs leading up to the first floor.

DINING ROOM

Open plan through to the kitchen. Doors lead through to the conservatory.



KITCHEN

Having a range of base and wall units and laminate worktops incorporating a sink with mixer tap, oven, four ring gas hob with filter hood above plus an integrated fridge. Tiled floor, window to rear and external access door to side.



CONSERVATORY

Double doors open out to the rear garden.



FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

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

BEDROOM 2

Window to front.



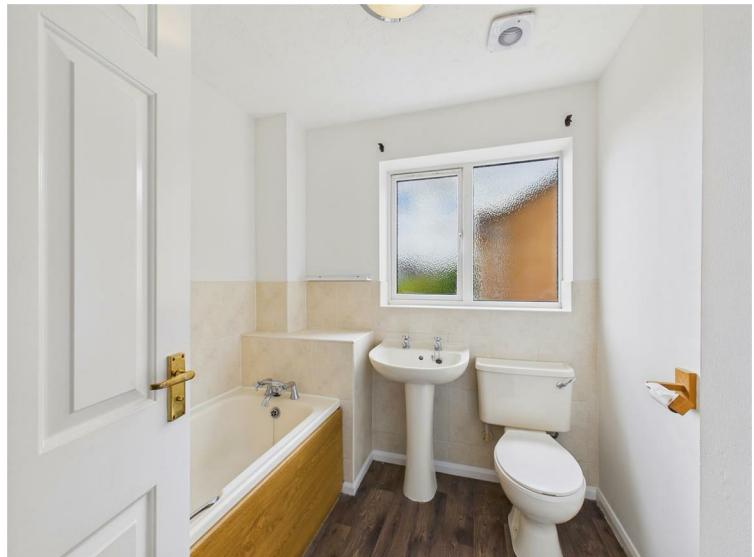
BEDROOM 3

Window to front.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C. Window to side.



OUTSIDE

To the front is a gravelled garden area and a side drive offering off-street parking. The rear garden is lawned, with decked and gravelled patio areas, and fencing to the perimeter. There is also 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 C. 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.

