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Matthew
Limb
MOVING HOME



Willowdale, 1 Westfield Park, Elloughton, East Yorkshire, HU15 1AN

- Simply Outstanding Detached
- Exclusive Location
- Over 1/3 an Acre Plot
- Council Tax Band = G
- Fabulous Open Plan Kitchen
- 5 Bed/2 Baths
- Great Parking, Double Garage
- Freehold/EPC = C

£915,000

INTRODUCTION

This simply outstanding detached house stands in the exclusive location of Westfield Park and provides a highly desirable lifestyle. Significantly extended, enhanced and impeccably presented, this beautiful home very much offers the best of modern living. The property occupies an established plot of over 1/3 of an acre with fabulous parking to the front, a double garage and to the rear the garden enjoys a westerly facing aspect with lawn, extensively paved terrace and a garden chalet. The spacious and well appointed accommodation is depicted on the attached floorplan and briefly comprises a large entrance reception, cloak/W.C., superb lounge complete with log burner, rear sitting room and the heart of the house is the fabulous open plan kitchen/dining/day room which has 2 sets of bi fold doors leading out to the rear terrace. There is also a sizable utility room. At first floor are a series of 5 bedrooms with the master enjoying views across the rear garden and having the benefit of a stylish en-suite. There is also a spacious family bathroom. The accommodation has gas fired central heating and uPVC double glazing installed. In all, a wonderful family home of which early viewing is strongly recommended.

LOCATION

Regarded as one of the most desirable locations in the area, Westfield Park is access via Elloughton Road on the southern fringe of Elloughton village. The popular area of Elloughton-cum-Brough has a provision of well reputed primary schools with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also available nearby such as Tranby, Hymers Collage or Pocklington, all with a bus service available on Elloughton Road. Convenient access is provided to the A63 leading into Hull City Centre to the east or the national motorway network to the West. Brough has its own mainline railway station providing intercity connections with London Kings Cross approximately 2 1/2 hours travelling distance away. The surrounding area affords an excellent range of shops and amenities including supermarkets, doctors surgery, restaurants, public houses and recreation facilities including Brough Golf Course. In all, a convenient and highly desirable place to live.

ACCOMMODATION

An attractive contemporary composite entrance door opens to:



ENTRANCE HALL

Particularly spacious and having two useful cloaks cupboards to the corner.



W.C.

With concealed flush W.C., wash hand basin and cabinet.

LOUNGE

24'8" x 16'0" approx (7.52m x 4.88m approx)

A stunning space which has a large picture window to the front elevation. The focal point of the room is a superb Jotul log burner. Double doors open through to the sitting room.



SITTING ROOM

15'0" x 7'1" approx (4.57m x 2.16m approx)

A lovely room with bi fold doors opening out to the rear terrace. Two velux style windows to the sloping ceiling.



OPEN PLAN KITCHEN/DINING/DAY AREA

This wonderful open plan space is the heart of the house and for the purposes of the description is described in separate areas.



DAY ROOM

13'8" x 13'10" approx (4.17m x 4.22m approx)

With bi fold doors opening out to the rear terrace. Oak flooring, wall mounted TV point.



DINING KITCHEN

28'1" x 15'2" approx (8.56m x 4.62m approx) narrowing to 12'9". There is an extensive range of fitted contemporary units with a grey finish complimented by an oak wood trim. There is a grand island with a polished concrete top and breakfast bar peninsular. Appliances include an integrated dishwasher, Neff double oven, microwave and warming drawer, induction hob. There is a housing for an American style fridge/freezer, one and half sink and drainer unit, speaker system to the ceiling and an oak floor runs throughout. Windows to the front elevation and bi fold doors leading out to the rear terrace.



DINING AREA



UTILITY ROOM

14'0" x 6'2" approx (4.27m x 1.88m approx)

Having a range of fitted units work surfaces, sink and drainer, plumbing for automatic washing machine and space for tumble dryer. Integrated freezer. Concealed gas fired Ideal combination boiler. Window to front, external access door to rear.

FIRST FLOOR

LANDING

With window to front elevation.



BEDROOM 1

13'8" x 13'6" approx (4.17m x 4.11m approx)

Having a range of fitted contemporary wardrobes and central drawers running to one wall. Window overlooking the rear garden.



EN-SUITE SHOWER ROOM

A stylish en-suite comprising low level W.C., wash hand basin and drawers below, corner shower cubicle, tiling to the walls.



BEDROOM 2

11'9" x 13'6" approx (3.58m x 4.11m approx)

Up to fitted wardrobes running to one wall, window to rear.



BEDROOM 3

16'0" x 12'9" approx (4.88m x 3.89m approx)
With fitted wardrobe, window to front elevation.



BEDROOM 4

11'7" x 11'0" approx (3.53m x 3.35m approx)
Window to front elevation.



BEDROOM 5

10'6" x 8'4" approx (3.20m x 2.54m approx)
Window to front elevation.



BATHROOM

11'0" x 8'0" approx (3.35m x 2.44m approx)

With suite comprising bath, low level W.C., wash hand basin with drawers below, shower enclosure, heated towel rail.

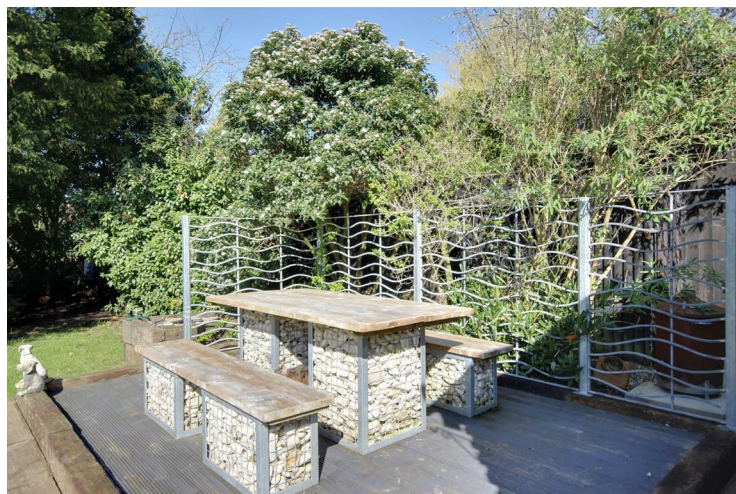


OUTSIDE

The property is accessed to the left hand side of Westfield Park as you enter from Elloughton Road. Gates open to a gravelled forecourt which provides fabulous parking plus there is a block set hard standing area to the side of the garage. A lawned garden is bounded by mature hedging which provides privacy. There is a detached double garage with a power and light supply installed and there is also a charging point for an electric vehicle.

The property occupies a plot of over a 1/3 of an acre overall, a particular feature is the westerly facing rear garden. An extensive paved terrace lies directly to the rear of the house accessed via the three sets of bi fold doors. The rear garden enjoys a westerly facing aspect and has an expansive lawn with mature borders providing much seclusion. There is a hot tub with gazebo which is available by separate negotiation. Enjoying a south facing aspect is a garden chalet, currently set out as an entertaining space but could also easily become an office or gym. There is a power and light supply installed. The gardens also feature a further seating area to the side of the garden chalet made from stone filled gabion baskets and there are plenty of areas of interest.





GARDEN CHALET



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 G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

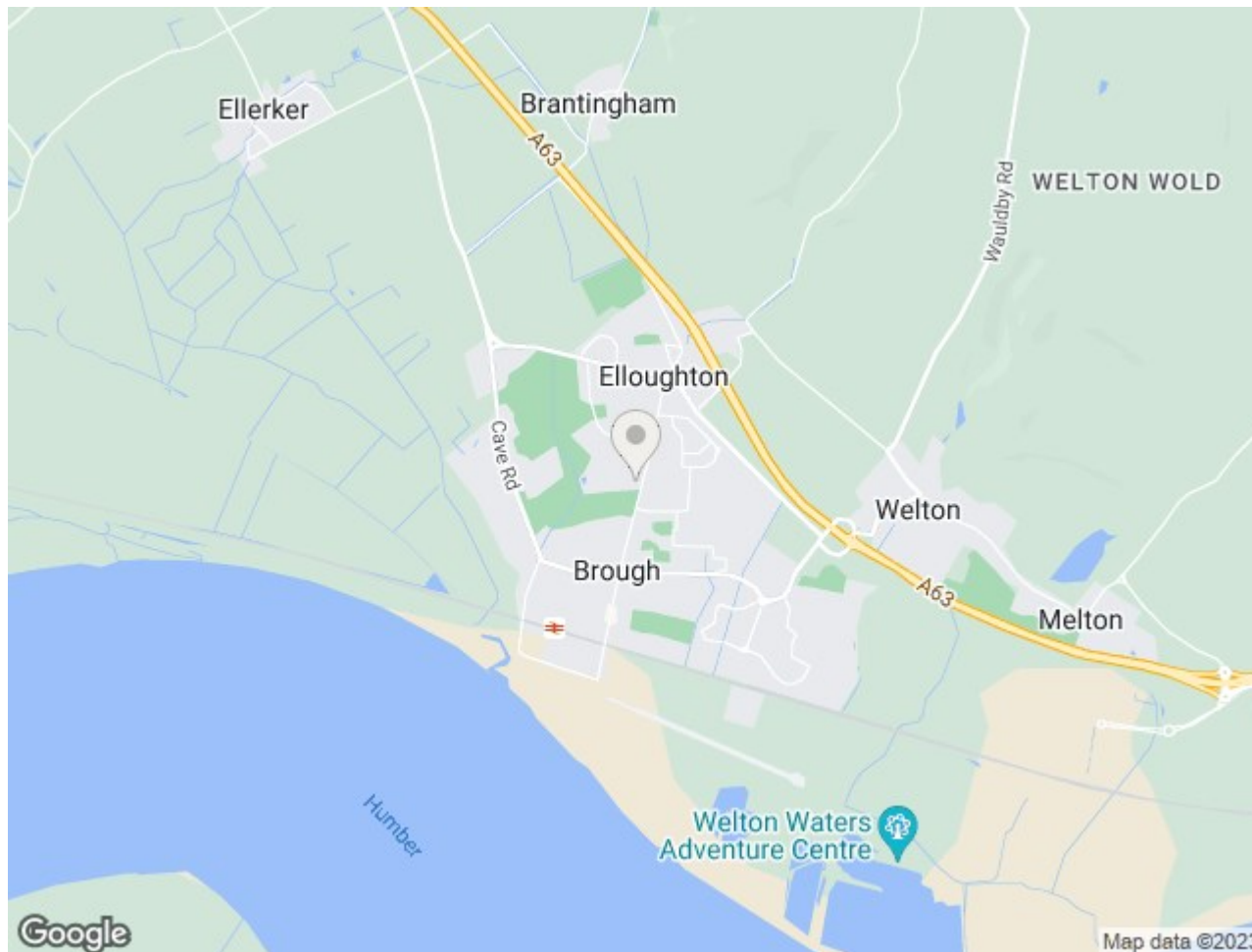
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Total area: approx. 237.6 sq. metres (2557.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	