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Matthew  
**Limb**  
MOVING HOME



*62 Beech Road, Elloughton, East Yorkshire, HU15 1JY*

- 📍 Semi-Detached House
- 📍 Well Presented Accommodation
- 📍 Modern Kitchen & Shower Rm
- 📍 Council Tax Band = C
- 📍 Drive & Large Garage
- 📍 Solar Panels
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

**£230,000**

## INTRODUCTION

Offered for sale with no onward chain is this very well presented semi-detached house with modern fittings, large garage and solar panels. The accommodation has the benefit of gas central heating, uPVC double glazing and briefly comprises a spacious entrance hall, well equipped kitchen with modern fittings, lounge/diner, conservatory and rear lobby giving access to the large garage with automated up and over door. To the first floor are three bedrooms and a modern shower room. There is access to a boarded loft from a drop down ladder on the landing.

To the front of the property is an attractive garden area with artificial lawn and planted borders. There is a driveway providing off street parking and leading to the large garage with automated door. The rear garden has been set out for easy maintenance with gravel, ornamental borders and fencing to the boundary.

## LOCATION

Beech Road is an established residential area which is most easily approached from Main Street in the village of Elloughton. This popular village has a well reputed junior school and convenient access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including Morrisons supermarket. Brough also has its own mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor.



## KITCHEN

10'3" x 8'6" approx (3.12m x 2.59m approx)

Having a range of modern fitted base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, tiled splashbacks, integrated appliances including a double oven, four ring gas hob with filter hood above, fridge and dishwasher. There is a pantry cupboard and window to rear.



## REAR LOBBY

With external access door to rear and internal access door to the garage.

## LOUNGE

22'5x12'2" (narrowing to 9'4") approx (6.83mx3.71m (narrowing to 2.84m) approx)

With feature fire surround housing a living flame gas fire. Window to front and patio doors opening through to the conservatory.



### CONSERVATORY

9'10" x 7'4" approx (3.00m x 2.24m approx)  
With door to rear.



### FIRST FLOOR

#### LANDING

With window to side elevation. There is a loft access hatch with pull down ladder leading to the boarded loft with Velux style window.

#### BEDROOM 1

11'10" x 10'7" approx (3.61m x 3.23m approx)  
Window to front elevation.



### *BEDROOM 2*

10'3" x 9'11" approx (3.12m x 3.02m approx)  
Window to rear.



### *BEDROOM 3*

7'11" x 7'5" approx (2.41m x 2.26m approx)  
Window to front.

### *SHOWER ROOM*

With modern suite comprising a large shower enclosure, pedestal wash hand basin and low flush W.C. Tiling to walls, window to rear.



## OUTSIDE

To the front of the property is an attractive garden area with artificial lawn and planted borders. There is a driveway providing off street parking and leading to the large garage with automated door. The rear garden has been set out for easy maintenance with gravel, ornamental borders and fencing to the boundary.



## SOLAR PANELS

The solar panels generate an income of approximately £500 per year.

## 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

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

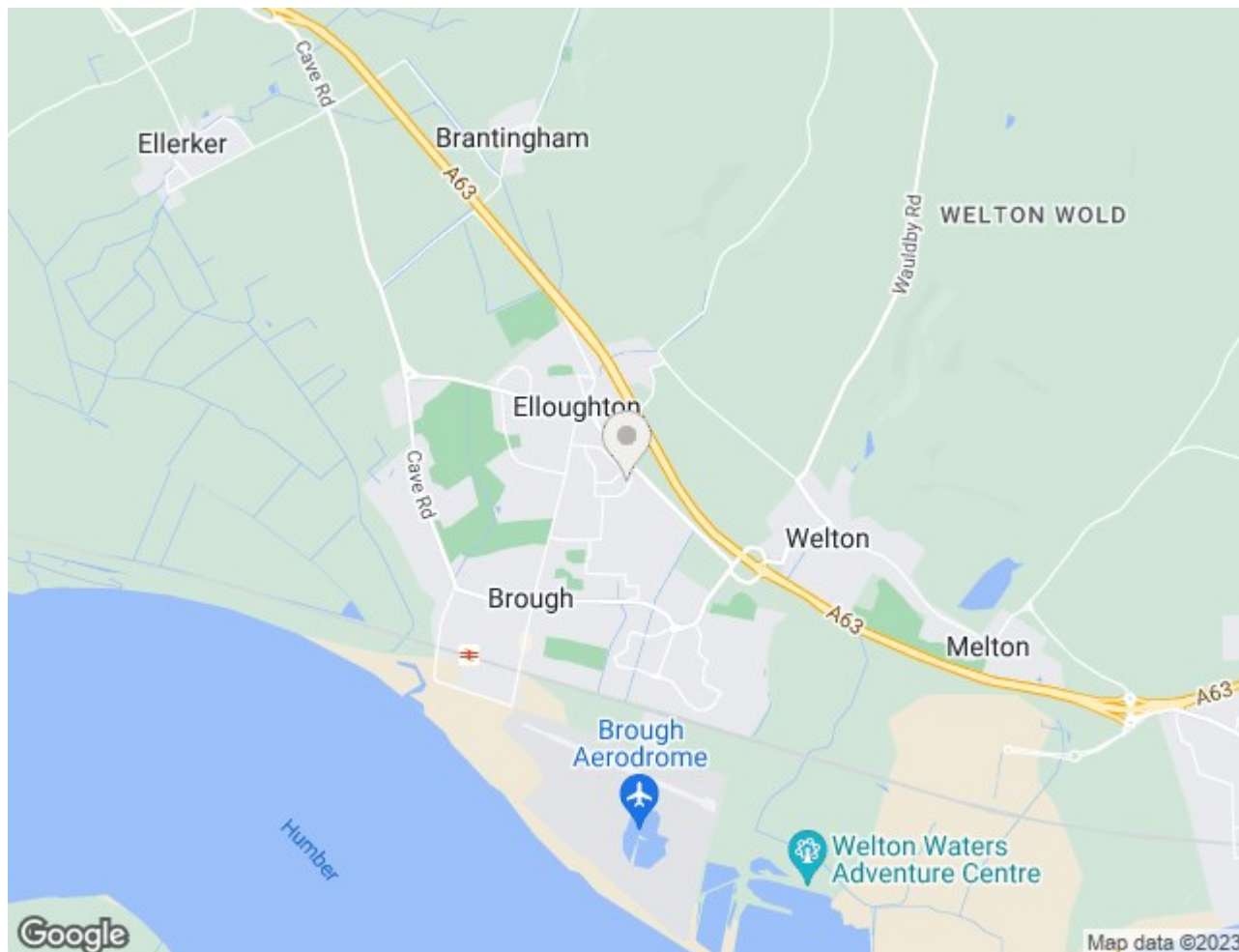
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

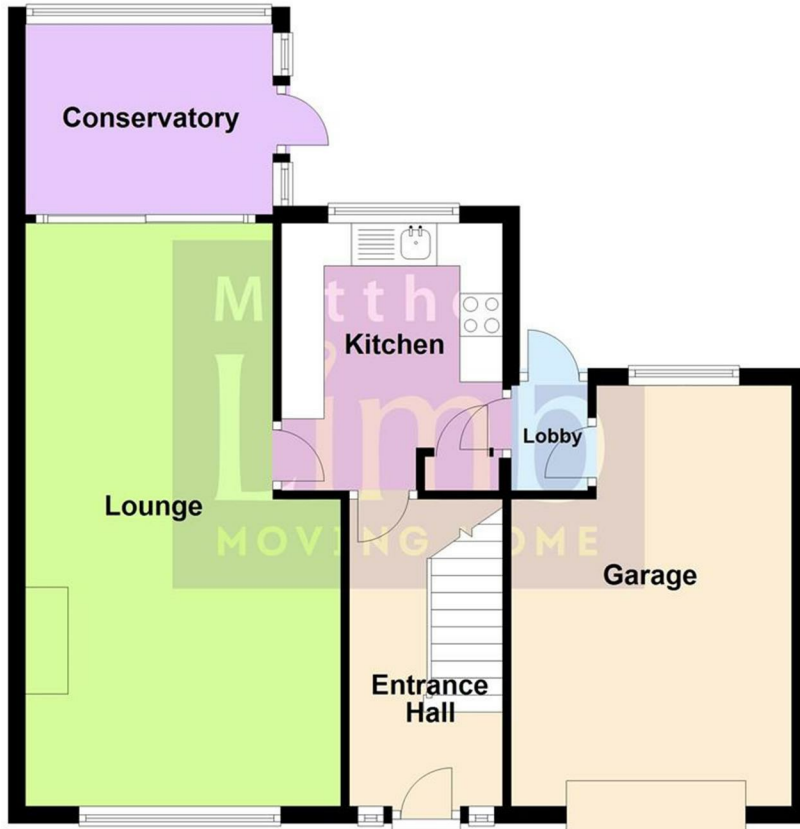
### VALUATION SERVICE

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.



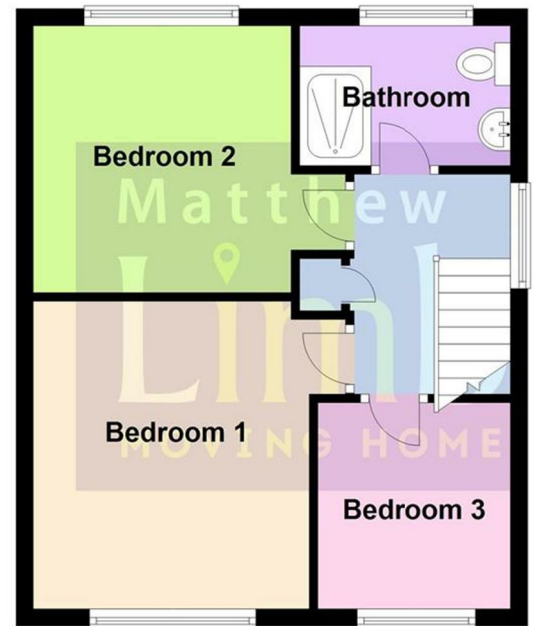
### Ground Floor

Approx. 61.6 sq. metres (663.4 sq. feet)




### First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	