

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*37 Lowerdale, Elloughton, East Yorkshire, HU15 1SD*

- 📍 Impressive Detached House
- 📍 Significantly Extended
- 📍 Versatile Accommodation
- 📍 Five Bedrooms
- 📍 Ground Floor Annexe
- 📍 Double Garage
- 📍 Sought After Location
- 📍 EPC = C

*Offers Over £425,000*



## INTRODUCTION

This ideal family home affords great versatility with a layout which could include a separate annex or great business/work from home space. Occupying a prominent position within the well favoured residential area of Lowerdale, the property was indeed a showhouse for the original developer with the plot having landscaped gardens to front and rear together with excellent parking and a double garage. Significantly extended the property features a large lounge, dining area, study, kitchen, utility and a separate "annexed" ground floor suite which includes a sitting/bedroom area with kitchen and a shower room. At first floor are a series of five bedrooms, two being en-suite, the master of which is particularly impressive. There is also a separate house bathroom. The accommodation has the benefit of uPVC framed double glazing and gas fired central heating via a recently installed quality boiler.

In all a very interesting property of which early viewing is strongly recommended.

## 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

With stairs to first floor off.

### WC

With low level WC and wash hand basin.

### LOUNGE

11'3" x 16'3" approx (3.43m x 4.95m approx)  
 plus deep bay window to front elevation. The focal point of the room is an attractive fire surround housing a "living flame" gas fire. There is a wide opening giving access in an open plan style through to the dining area.



### *LOUNGE - ALTERNATIVE VIEW*



### *DINING AREA*

11'5" x 9'5" approx (3.48m x 2.87m approx)  
plus deep bay window to rear with double doors opening out to the garden.



### *KITCHEN*

15'9" x 8'8" approx (4.80m x 2.64m approx)  
Having an extensive range of fitted base and wall units with high gloss finish topped with a red quartz work surface. There is an under-counter sink with mixer tap, range cooker with extractor hood above and an integrated dishwasher. Tiling extends to the floor and a window overlooks the rear garden.



### UTILITY

With plumbing for an automatic washing machine and tiled floor. Access to the rear garden.

### STUDY

8'10" x 8'10" approx (2.69m x 2.69m approx)  
Window to front elevation. Internal door to:



### STUDIO

16'10" x 11'5" approx (5.13m x 3.48m approx)  
With window to both front and rear elevations. Separate external access door to the side driveway and to one corner there are a run of kitchen units with a sink and drainer. There is also an internal door into the study of the main house.



### REAR LOBBY

With separate external access to the rear garden.



### *SHOWER ROOM*

With low level WC, wash hand basin and shower cubicle. Tiled surround.



### *FIRST FLOOR*

#### *LANDING*

With a range of useful fitted cupboards.

#### *BEDROOM 1*

16'8" x 11'6" approx (5.08m x 3.51m approx)

A beautiful bedroom with window to front and a range of contemporary fitted wardrobes with sliding fronts.



### *EN-SUITE BATHROOM*

A luxurious bathroom with a contemporary suite comprising low level WC, wash hand basin in cabinet, shower cubicle and a spa bath. There is tiling to the walls and floor. Heated towel rail.



### *BEDROOM 2*

16'2" x 11'2" approx (4.93m x 3.40m approx)

With two windows to the front elevation and fitted wardrobes.



### *EN-SUITE SHOWER ROOM*

With low level WC, wash hand basin and shower cubicle. Tiling to the walls.



### BEDROOM 3

8'10" x 10'9" approx (2.69m x 3.28m approx)  
up to face of fitted wardrobes running to one wall. Window to front elevation.



### BEDROOM 4

8'10" x 6'8" approx (2.69m x 2.03m approx)  
Window to rear elevation.



### BEDROOM 5

10' x 9'4" approx (3.05m x 2.84m approx)  
Window to rear elevation.



## BATHROOM

With suite comprising low level WC, pedestal wash hand basin, bath with shower attachment, rail and curtain. Tiled surround.



## OUTSIDE

The property occupies a prominent corner site along Lowerdale where it meets Wintringham. Landscaped gardens extend to both front and rear, the front with lawn and attractive borders. A tarmac side drive provides multiple parking and access to the double garage with its up and over door and this is where the boiler is located. The rear garden has been thoughtfully set out incorporating a lawn with paved patio areas together with a pergola over a walkway leading to a further patio.



## GARDEN





## 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

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.

## STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





**Ground Floor**  
Approx. 113.9 sq. metres (1225.8 sq. feet)




**First Floor**  
Approx. 88.5 sq. metres (952.7 sq. feet)



Total area: approx. 202.4 sq. metres (2178.5 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	

79

86

### 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	