

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Lastingham, Elloughton, East Yorkshire, HU15 1SN*

- 📍 Detached House
- 📍 4 Beds/2 Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = E
- 📍 Fitted Kitchen & Utility
- 📍 Driveway & Garage
- 📍 Good Sized Rear Garden
- 📍 Freehold/EPC = C

*Offers Over £385,000*

## INTRODUCTION

This well presented detached house is ideal for family occupation with generously proportioned accommodation including an entrance hall, cloaks/W.C., spacious lounge with bay, dining room with bay and double doors to the rear garden, fitted kitchen plus utility room. Upon the first floor are four good sized bedrooms, three of which have fitted wardrobes. There is a contemporary en-suite shower room to bedroom one and a family bathroom with shower facility.

The property occupies a good sized plot with a lawned garden extending to the front with double width driveway leading to the double garage. The rear garden is mainly lawned with patio areas, pergola and rockery.

## LOCATION

The property is situated on Lasingham within the ever popular Lowerdale residential development 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 HALLWAY

Spacious and welcoming with useful understairs cupboard and stairs to the first floor off.



### CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.



## LOUNGE

18'0" x 11'7" approx (5.49m x 3.53m approx)

With feature fire surround housing a living flame gas fire. Lovely bay window to front elevation. Double doors lead into the dining room.



## DINING ROOM

11'9" x 11'1" approx (3.58m x 3.38m approx)

With bay and double doors opening out to the rear garden.



## KITCHEN

14'8" x 9'5" approx (4.47m x 2.87m approx)

Having a range of fitted base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, double oven, four ring hob with filter hood above and integrated dishwasher. Window to rear elevation.



## INNER LOBBY

With internal access door to the garage.

## UTILITY ROOM

7'9" x 5'11" approx (2.36m x 1.80m approx)

With fitted base and wall units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer. External access door to rear.

## FIRST FLOOR

## LANDING

Loft access hatch with ladder to partially boarded loft. Airing cupboard.



## BEDROOM 1

11'9" x 11'8" approx (3.58m x 3.56m approx)

Having a range of fitted wardrobes and overhead storage. Bay window to front elevation.



## EN-SUITE SHOWER ROOM

8'7" x 5'10" approx (2.62m x 1.78m approx)

With contemporary suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rails and window to side elevation.



## BEDROOM 2

11'10" x 11'3" approx (3.61m x 3.43m approx)

With built in wardrobe and window to front elevation.



## BEDROOM 3

11'6" x 8'9" approx (3.51m x 2.67m approx)  
With built in wardrobes and window to rear elevation.



## BEDROOM 4

9'8" x 8'6" approx (2.95m x 2.59m approx)  
Window to rear elevation.



## BATHROOM

7'8" x 5'8" approx (2.34m x 1.73m approx)  
With suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Part tiling to walls and window to rear elevation.





## OUTSIDE

The property occupies a good sized plot with a lawned garden extending to the front with double width driveway leading to the double garage. The rear garden is mainly lawned with patio areas, pergola and rockery. There is also an outside store to the side.



## REAR VIEW OF PROPERTY



## 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

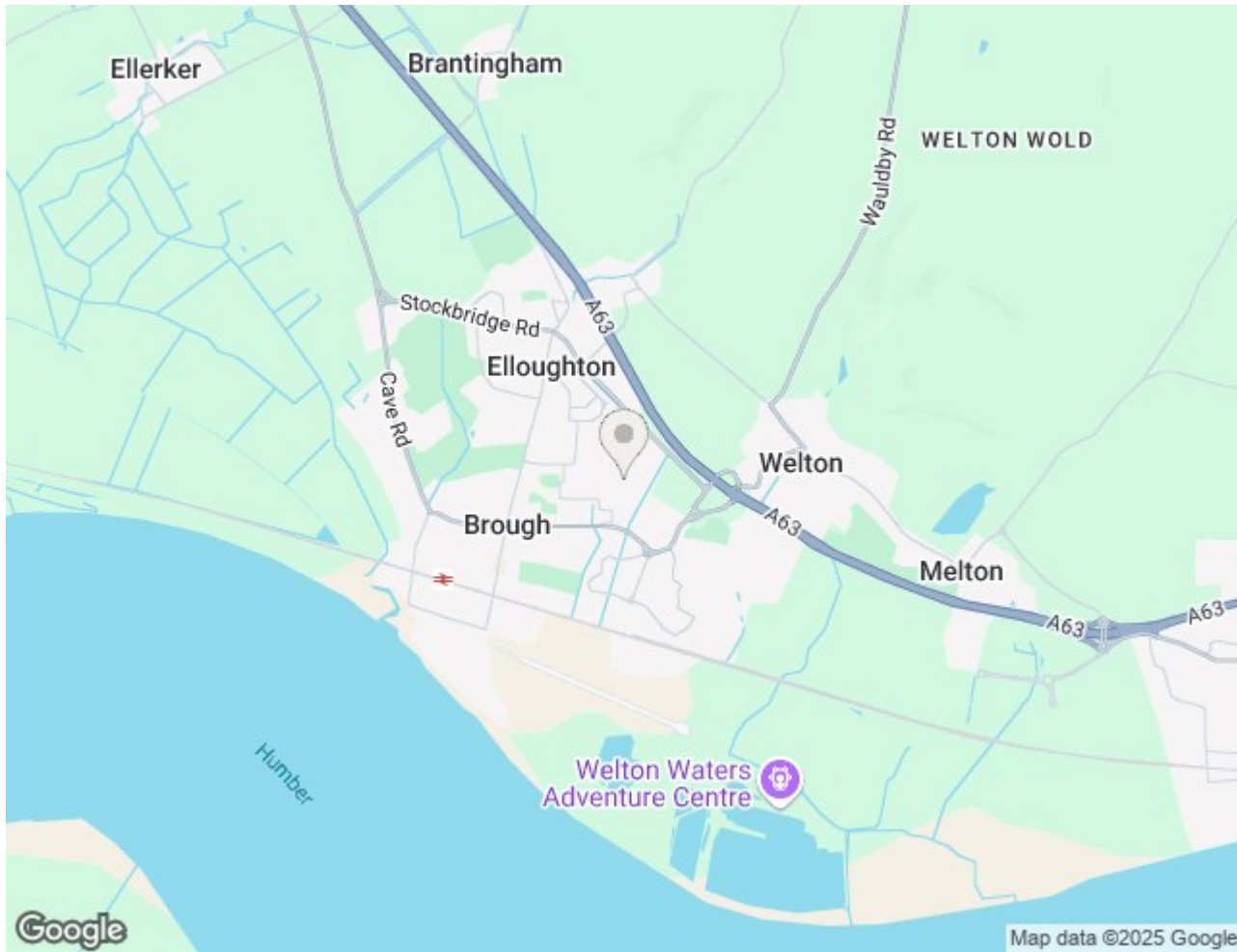
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





## Ground Floor

Approx. 92.9 sq. metres (999.7 sq. feet)




## First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 155.1 sq. metres (1669.6 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	