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Matthew
Limb
MOVING HOME



29 Beech Road, Elloughton, East Yorkshire, HU15 1JX

- 📍 Semi Detached Bungalow
- 📍 Ready To Move Into
- 📍 Fabulous Condition
- 📍 Delightful Garden
- 📍 Desirable Location
- 📍 Two Bedrooms
- 📍 Excellent Parking
- 📍 EPC = D

£225,000

INTRODUCTION

Ready to move straight into is this immaculately presented two bedroomed semi detached bungalow which has been comprehensively refurbished and enjoys a beautiful garden to the rear. The well planned accommodation is in superb condition and features a spacious lounge, rear garden room, newly fitted modern kitchen with brand new integrated appliances, two bedrooms and a stylish shower room. A gas fired central heating system to radiators is served by a modern boiler and there is uPVC double glazing, fascias and soffits, reducing the need for ongoing maintenance. Outside excellent parking is available upon the block set driveway and forecourt together with a single garage. The rear garden is an absolute delight having many areas of interest with well stocked borders and a shaped lawn, there is also a sunken garden area. There is no chain involved therefore an early completion is possible.

LOCATION

Beech Road is situated on Main Street in Elloughton. 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

Spacious and welcoming with store cupboard housing recently installed electrics board.

LOUNGE

15'8" x 11'2" approx (4.78m x 3.40m approx)

With sliding patio doors opening to:



GARDEN ROOM

9'2" x 9'2" approx (2.79m x 2.79m approx)

With windows overlooking the rear garden, radiator, door providing external access.



KITCHEN

9'6" x 7'4" approx (2.90m x 2.24m approx)

Having a selection of newly fitted modern base and wall units with work surfaces. Brand new integrated oven, hob, extractor hood, fridge, freezer and washing machine. There is a sink and drainer, window overlooking the rear garden and a door to the side.



BEDROOM 1

13'0" x 10'2" approx (3.96m x 3.10m approx)

Fitted wardrobe, window to front elevation.



BEDROOM 2

10'2" x 9'8" approx (3.10m x 2.95m approx)
Window to front elevation.



SHOWER ROOM

A stylish newly fitted fully tiled shower room with suite comprising low level W.C, wash hand basin and large shower cubicle, heated towel rail. Large store cupboard situated to corner.



OUTSIDE

A block set driveway leads onwards to the garage and there is also a parking area in front of the bungalow. The single garage has an automated up and over entry door. The rear garden is an absolute delight having many areas of interest. There is a shaped lawn complemented by well stocked borders and there is also a sunken garden area.



ALTERNATIVE VIEW



FURTHER 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 B. 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.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

64

80

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	