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Limb
MOVING HOME









Northern Heights, 14 Sands Lane, Elloughton, East Yorkshire, HU15 1JH

- Generous 0.28 Acre Plot
- Over 2,200 sq.ft. Accomm.
- 4 Beds/3 Bathrooms
- Council Tax Band = G
- Extensive Mature Gardens
- Double Garage
- No Onward Chain
- Freehold / EPC = D

£635,000

INTRODUCTION



Occupying a generous plot of approximately 0.28 acre, this individually styled detached chalet house enjoys an attractive setting along Sands Lane, a highly desirable private road of individual properties in Elloughton. Offering substantial and versatile accommodation extending to over 2,200 sq. ft., the property presents an excellent opportunity for modernisation and improvement, complemented by beautifully established gardens and ample parking. Offered for sale with no onward chain.

The accommodation is arranged over two floors and is approached via an entrance porch leading into a spacious hallway. A particular feature is the large L-shaped lounge, providing extensive living and dining space with a dual aspect overlooking the gardens. There is a fitted kitchen together with a further sitting room, which could alternatively serve as a ground floor bedroom, with an adjoining garden room enjoying views across the rear garden. A shower room completes the ground floor accommodation.

Upon the first floor are three further good-sized bedrooms, the main bedroom being particularly spacious and incorporating an extensive dressing area with fitted furniture and a modern en-suite bathroom. A separate family bathroom serves the remaining bedrooms.

Outside, a block-paved driveway provides ample off-street parking and leads to the integral double garage. An attractive lawned garden extends across the front of the property, complemented by a paved seating area enjoying a desirable southerly aspect. Access is available to the rear garden from either side of the house, with an additional patio area to the side.

The extensive rear garden is a particularly appealing feature, with a large paved terrace opening onto a broad expanse of lawn, surrounded by mature trees, established shrubs and hedging which provide an attractive degree of privacy. The generous grounds offer a wonderful setting for the property and considerable potential for further enhancement.

With its substantial accommodation, established gardens and sought-after private road setting, this is a property offering exciting possibilities for those looking to create a home tailored to their own tastes and requirements.

LOCATION

Sands Lane is an attractive private road running through Brough Golf Course between Elloughton Road and Stockbridge Road. Characterised by individual properties and a leafy setting, it is one of Elloughton's most desirable residential locations.

Elloughton is a well-established village approximately 10 miles west of Hull, offering a good range of local amenities, with further shopping, leisure and transport facilities available in neighbouring Brough.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

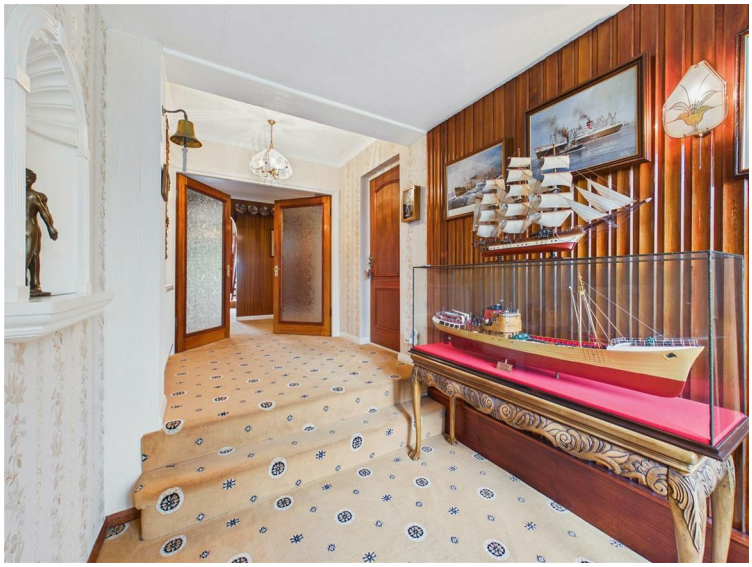


ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

Spacious entrance hall with coat cupboard and internal access door to the garage.





INNER HALLWAY

With window to the rear elevation and stairs leading up to the first floor.



LIVING ROOM

approx 24'2" x 11'5" (approx 7.37m x 3.5m)
A particularly spacious L-shaped reception room providing generous areas for both living and dining. Enjoying a dual aspect, with windows overlooking the gardens and sliding doors opening onto the rear terrace. A feature fireplace incorporates a living flame gas fire, while a further door provides access to the side patio.



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LIVING/DINING AREA

approx 11'4" x 21'10" (approx 3.46m x 6.67m)
With window to the front elevation and door to the side patio.





STUDY AREA

approx 6'3" x 9'11" (approx 1.91m x 3.03m)



KITCHEN

approx 17'7" x 10'0" (approx 5.38m x 3.05m)
Fitted with base and wall units, laminate worktops, double sink and drainer with mixer tap, tiled splashbacks, double oven, four ring hob, integrated dishwasher and plumbing for a washing machine.
Windows to side and rear. External access door to side.





SITTING ROOM/BEDROOM

approx 11'10" x 14'10" (approx 3.62m x 4.54m)
With feature fire surround and patio doors leading through to the garden room.



GARDEN ROOM

approx 9'2" x 9'6" (approx 2.8m x 2.91m)
With tiled floor and French doors leading out to the rear garden.



SHOWER ROOM

approx 7'3" x 8'9" (approx 2.23m x 2.68m)
With suite comprising a large shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Tiled surround and window to side.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

approx 15'11" x 8'10" (approx 4.87m x 2.70m)
A particularly spacious bedroom incorporating an extensive dressing area. Glazed doors open to a Juliet-style balcony, while an adjoining modern en-suite bathroom completes the accommodation.



DRESSING AREA

approx 10'2" x 13'4" (approx 3.12m x 4.08m)
With fitted wardrobes and a further range of fitted drawers.



EN-SUITE BATHROOM

approx 5'5" x 10'10" (approx 1.67m x 3.32m)
With modern suite comprising a shaped bath with shower over and screen, fitted cabinet with low flush W.C. and wash hand basin. Heated towel rail, lit mirror, tiling to walls and window to rear.



BEDROOM 2

approx 20'8" x 11'0" (approx 6.32m x 3.37m)
A spacious bedroom with built in wardrobes, drawers and bedside tables. Window to the front elevation.



BEDROOM 3

approx 9'0" x 9'1" (approx 2.76m x 2.79m)
With built in wardrobes and drawers. Window to the rear elevation.



BATHROOM

approx 7'5" x 4'7" (approx 2.27m x 1.41m)
With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and floor and Velux window to the side elevation.



OUTSIDE

Outside, a block-paved driveway provides ample off-street parking and leads to the integral double garage with automated door. An attractive lawned garden extends across the front of the property, complemented by a paved seating area enjoying a desirable southerly aspect. Access is available to the rear garden from either side of the house, with an additional patio area to the side.

The extensive rear garden is a particularly appealing feature, with a large paved terrace opening onto a broad expanse of lawn, surrounded by mature trees, established shrubs and hedging which provide an attractive degree of privacy. There is a greenhouse and a shed. The generous grounds offer a wonderful setting for the property and considerable potential for further enhancement.



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SIDE PATIO



REAR VIEW







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GARDEN





FRONT GARDEN





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

SERVICES

The property has the benefit of mains gas, electric and water. Sewage is by way of a septic tank.

TENURE

Freehold

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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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.

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oughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
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Garden Room
9'2" x 9'6"
2.80 x 2.91 m
Sitting Room/Bedroom
11'10" x 14'10"
3.62 x 4.54 m
Inner Hallway
Kitchen
17'7" x 10'0"
5.38 x 3.05 m
Living Room
24'2" x 11'5"
7.37 x 3.50 m
Shower Room
7'3" x 8'9"
2.23 x 2.68 m
Study Area
6'3" x 9'11"
1.91 x 3.03 m
Hallway
Garage
18'0" x 14'9"
5.49 x 4.50 m
Living/Dining Room
11'4" x 21'10"
3.46 x 6.67 m
Porch
N
W
E
S
Floor 0
Approximate total area(1)
1670 ft²
154.9 m²
Reduced headroom
14 ft²
1.3 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Approximate total area(1)
825 ft²
76.7 m²

Reduced headroom
97 ft²
9 m²

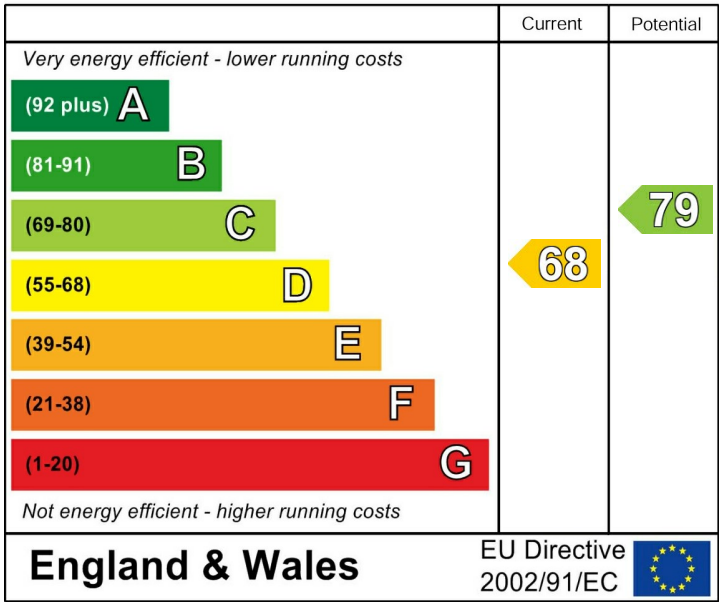
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

