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Matthew
Limb
MOVING HOME



3 Elloughtonthorpe Way, Brough, East Yorkshire, HU15 1TJ

- 📍 Modern Townhouse
- 📍 Contemporary Fittings
- 📍 3 Beds + Study
- 📍 Dining Kitchen

- 📍 Spacious Lounge
- 📍 Bathroom & En-Suite
- 📍 Popular Location
- 📍 EPC=C

£210,000

INTRODUCTION

Ideally positioned for the local schooling is this well presented townhouse which offers good accommodation with a well planned layout complemented by a westerly facing rear garden plus garage with drive. Arranged over three floors, the accommodation comprises an entrance hall, cloaks/W.C., dining kitchen with contemporary fittings, spacious lounge with twin French doors to the rear, three bedrooms plus a study/fourth bedroom and a family bathroom and en-suite shower room.

To the rear is a garden which enjoys a westerly aspect and is mainly lawned with patio area and shed. There is a garage with drive.

LOCATION

Elloughtonthorpe Way forms part of the popular Welton Grange development situated off Welton Road on the eastern side of the village. Brough is a growing community and provides a good range of local shops including both Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling which lies a short walk away. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east, the Humber Bridge to Lincolnshire and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With feature flooring and stairs to the first floor off.

CLOAKS/W.C.

With suite comprising a low flush W.C. and pedestal wash hand basin.

STUDY/BEDROOM 4

8'11" x 8'4" approx (2.72m x 2.54m approx)

With built in cupboard and window to front elevation.



DINING KITCHEN

15'6" x 12'5" approx (4.72m x 3.78m approx)

Having a range of contemporary fitted base and wall units with complementing worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, built in appliances including an oven, four ring gas hob with chimney style filter above, fridge freezer and dishwasher. There is plumbing for an automatic washing machine and a cupboard houses the newly fitted gas central heating boiler (fitted January 2020). Window and external access door to the rear elevation.



DINING KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With airing cupboard and stairs to the second floor off.

LOUNGE

15'5" x 12'4" approx (4.70m x 3.76m approx)

With twin French doors with wrought iron retaining balcony. Feature fire surround with marble hearth and backplate housing an electric fire.



LOUNGE - ALTERNATIVE VIEW



BEDROOM 3

12'4" x 8'11" approx (3.76m x 2.72m approx)

Windows to front elevation.



SECOND FLOOR

LANDING

BEDROOM 1

12'5"(max)x11'3"(max) approx (3.78m(max)x3.43m(max) approx)
With built in wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

Modern suite comprising a shower enclosure, vanity unit with wash hand basin, low flush W.C., tiled surround, heated towel rail.



BEDROOM 2

12'5" x 9'0" approx (3.78m x 2.74m approx)
With built in cupboard and window to front elevation.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., tiled surround, heated towel rail.

OUTSIDE

To the rear is a garden which enjoys a westerly aspect and is mainly lawned with patio area and shed. There is a garage with drive.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

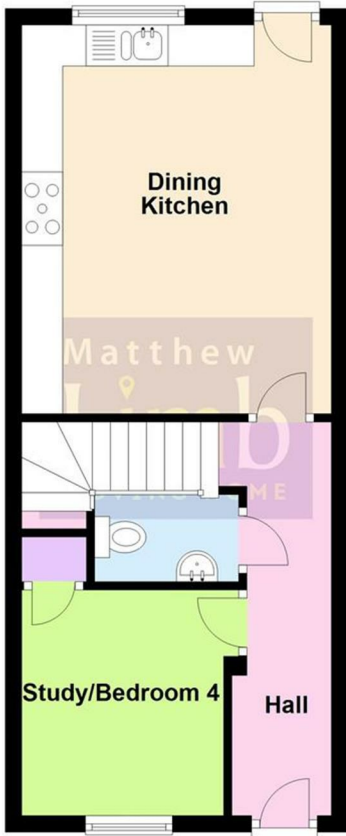
TIMEDAY/DATE

SELLERS NAME(S)



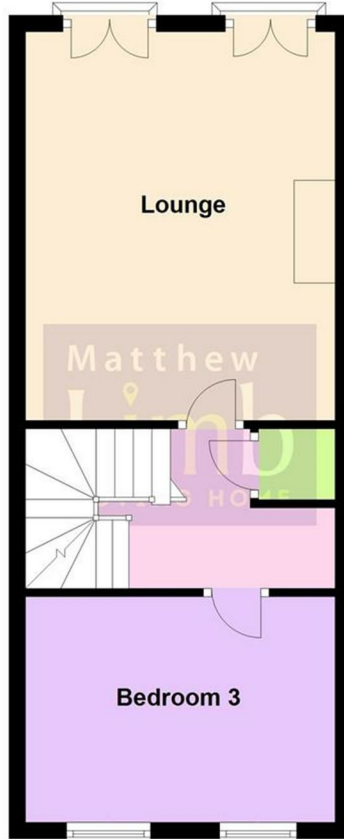
Ground Floor

Approx. 389.4 sq. feet



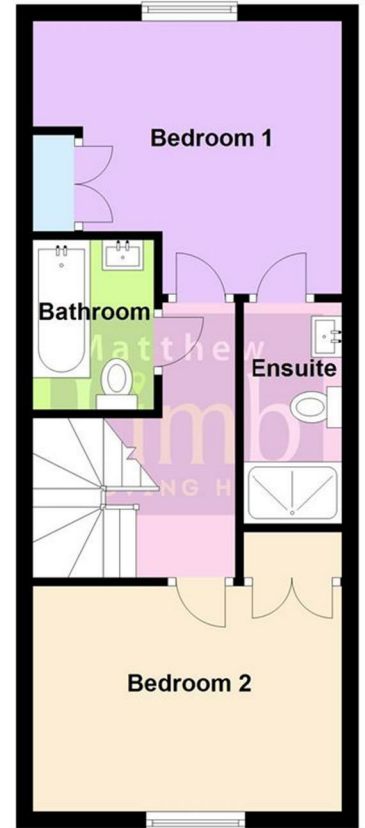
First Floor

Approx. 390.0 sq. feet



Second Floor

Approx. 390.0 sq. feet



Total area: approx. 1169.3 sq. feet

