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Matthew  
**Limb**  
MOVING HOME



*12 Westfield Park, Elloughton, East Yorkshire, HU15 1AN*

- 📍 Grand Residence
- 📍 Contemporary Features
- 📍 5 Bedroom Suites
- 📍 Approx. 1 Acre Plot
- 📍 Classical Design
- 📍 Approx. 7,500 Sq. Ft.
- 📍 4 Car Garaging
- 📍 E P C = C

**£1,550,000**

## INTRODUCTION

12 Westfield Park is a grand modern residence of a classical design with contemporary features. Built in recent times with an array of high end materials and detailing the property affords great character, sumptuous fittings and large rooms with high ceilings providing internal accommodation of approx. 7,500 sq. ft.

Set in grounds of around one acre behind a double gated entrance, the property is situated in the prestigious Westfield Park and enjoys a south westerly rear aspect. Viewing is essential to appreciate the scale and individual layout of accommodation.

Overall there are five bedroom suites, the simply stunning master includes a beautiful bedroom area with recessed octagonal ceiling feature and large en-suite plus "his" and "her" dressing rooms. The excellent living space incorporates a 40ft drawing room, grand dining room, garden room with bi-folding doors, snug, living kitchen and study plus a breathtaking entrance reception with galleried landing over. The accommodation has underfloor heating, double glazing and a security system installed.

Outside there is a double gated entrance and double garages situated at either flank of the house thus providing four car garaging. In all a grand residence with all the luxuries and efficiencies of modern life.

## REAR VIEW OF PROPERTY



## LOCATION

The highly regarded Westfield Park is situated off Elloughton Road on the southern fringe of Elloughton village. This popular village has a well reputed junior school with secondary schooling available at nearby South Hunsley school in Melton. A number of public schools are also nearby including Hull Collegiate, Hymers College and Pocklington School. Convenient access is available to the A63 leading into Hull city centre to the east and the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including a Morrisons supermarket. Brough also has its own mainline railway station providing intercity connections.

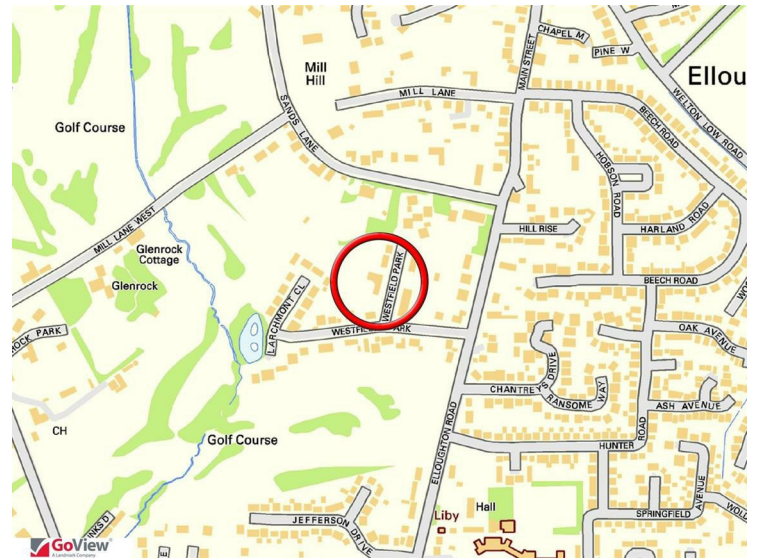
## ACCOMMODATION

A porticoed entrance way has a central large oak door opening to the:

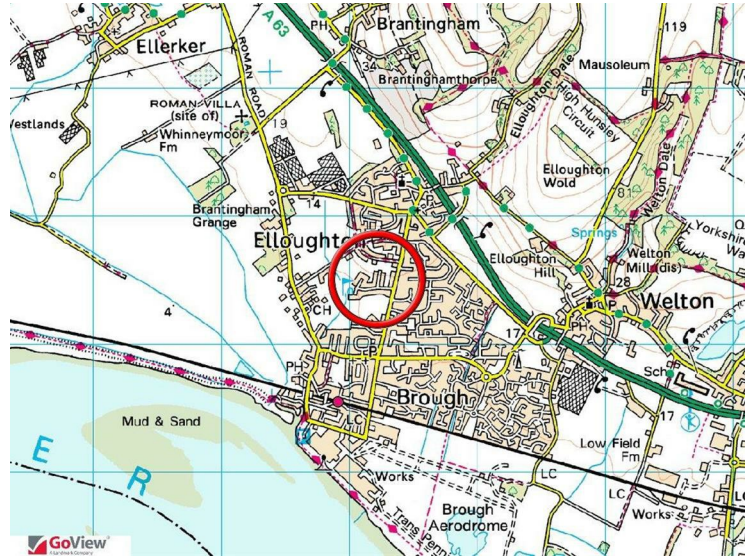
DETAIL MAP



STREET MAP



*LOCATION MAP*



*GRAND ENTRANCE RECEPTION*

This simply stunning entrance has a large central area and galleried landing above with vaulted ceiling and a wide corridor leading to further accommodation and the staircase. Situated off the hallway is a dedicated cloakroom. The flooring is a combination of oak with inset carpeting. There is lutron lighting and display niches.



*WC*

Having a fitted cabinet with granite top and inset wash hand basin, low level WC, oak flooring and part panelling plus tiling above to walls.

*DRAWING ROOM*

40'0" x 22'0" approx (12.19 x 6.71 approx)

Narrowing to 14ft 6ins.

Accessed via double doors from the hallway. A wonderful room with a wall of windows and central doors leading out to the patio and garden beyond. The focal point of the room is a grand limestone fireplace upon a marble hearth housing an open fire, lutron lighting.



*ALTERNATIVE VIEW*



*ALTERNATIVE VIEW*



### *GARDEN ROOM*

15'0" x 15'0" approx (4.57 x 4.57 approx)

With bi-folding doors opening to two elevations leading out to the patio and garden beyond. Tiling to the floor, recessed downlighters.



### *OFFICE*

15'0" x 15'2" approx (4.57 x 4.62 approx)

Windows to rear elevation and feature circular window to side elevation.



### *DINING ROOM*

25'0" x 16'0" approx (7.62 x 4.88 approx)

Doric columns flank either side of the double doored entrance which open to this impressive and atmospheric room. Oak flooring and a series of windows to the front elevation. Feature marble fireplace with mirrors to alcoves.



### *LIVING KITCHEN*

30'9" x 18'0" approx (9.37m x 5.49m approx)

This kitchen has a beautiful range of quality units with granite work surfaces and upstands, twin Belfast sink with mixer tap, undercounter sink set within the central island, high end range cooker, fridge freezer, microwave, dishwasher. Tiling to the floor throughout the room, Lutron lighting, surround sound system, windows to the front elevation and windows with central doors leading out to the rear patio.



### *ALTERNATIVE VIEW*



### *ALTERNATIVE VIEW*



### *SNUG*

15'2" x 13'0" approx (4.62 x 3.96 approx)

With fitted cupboards and drawers to one wall, oak flooring, moulded coving, recessed downlighters, window to rear elevation. This room could also be used as a sitting/day room.



### *INNER LOBBY*

Situated off the kitchen with a staircase leading up to the 5th bedroom suite and an internal door through to the garage.



### *BEDROOM 4*

15'2" x 19'3" approx (4.62 x 5.87 approx)

With two windows to the side elevation.





### *ENSUITE SHOWER ROOM*

With suite comprising a cabinet with "marble" top and inset wash hand basin, concealed flush WC, corner shower cubicle, fully tiled walls and floor.



### *FIRST FLOOR*

#### *GALLERIED LANDING*

A particularly large galleried landing area with feature void and vaulted ceiling above the entrance hallway.



#### *MASTER SUITE*

Door to:



### *BEDROOM AREA*

7.39 x 7.01 max. approx

With a beautiful recessed octagonal feature ceiling, window to one side and windows plus central doors overlooking the rear garden with juliet style retaining balcony.



### *ALTERNATIVE VIEW*



### *ENSUITE BATHROOM*

18'0" x 10'0" approx (5.49 x 3.05 approx)

Suite incorporating extensive fitted furniture concealed flush WC, bidet, large shower cubicle and encased bath plus "his & hers" wash basins, with mirrors.



### *DRESSING ROOM 1*

With fitted wardrobes. Window to side elevation.

### *DRESSING ROOM 2*

With fitted quality wardrobes.

### *BEDROOM SUITE 2*

26'10" x 19'7" approx (8.18 x 5.97 approx)

With windows to both front and rear elevations. With an extensive range of fitted furniture comprising wardrobes, cupboards and drawers.



### *ENSUITE SHOWER ROOM*

11'4" x 6'4" approx (3.45 x 1.93 approx)

Suite comprising low level WC, cabinet with inset wash hand basin and mirror over, large shower cubicle with multi-jet shower system, tiling to the walls and floor.



### *BEDROOM SUITE 3*

7.32 x 3.56 min. approx

With a wall of fitted wardrobes with sliding fronts. This bedroom area has a part vaulted ceiling with feature circular window overlooking the rear garden.



### *ENSUITE SHOWER ROOM*

Suite comprising low level WC, cabinet with inset wash hand basin and mirror over, large shower cubicle with multi-jet shower system, tiling to the walls and floor.



### *BEDROOM SUITE 5*

20'0" x 20'4" approx (6.10 x 6.20 approx)

This is accessed via the inner lobby which is situated off the kitchen. This bedroom area is particularly spacious with views across the rear garden and a range of fitted furniture with wardrobes, desk and drawers. There is also a very useful walk-in hanging wardrobe and further storage cupboard.



### *ENSUITE SHOWER ROOM*

Suite comprising low level WC, large shower cubicle with multi-jet shower system, cabinet with inset wash hand basin, tiling to the walls and floor.

### *LAUNDRY ROOM*

20'7" x 11'6" approx (6.27 x 3.51 approx)

Fitted with a selection of units with inset sink, tiled flooring. To one corner is a large cupboard housing the large boiler and underfloor heating auxiliaries.

### *GARAGING*

#### *GARAGE 1*

24'0" x 23'7" approx (7.32 x 7.19 approx)

Narrowing to 18ft 10ins. With two up and over automated entrance doors. Internal door through to the inner lobby.

## *GARAGE 2*

18'8" x 17'10" approx (5.69 x 5.44 approx)  
With a double automated up and over door.

## *REAR GARDEN*



## *ALTERNATIVE VIEW*



## *OUTSIDE*

This property stands impressively along the beautiful tree lined Westfield Park and is approached through either pair of double wrought iron automated gates with brick and wrought iron perimeter wall. An extensive blockset forecourt leads to the garaging. Overall the property stands in a plot of around one acre which is mainly laid to lawn with mature borders providing great seclusion.

To one flank of the garden lies an extensively stocked shrub and herbaceous border providing many areas of interest. There is also a very useful and concealed large garden shed positioned to the bottom corner of the garden.

## *TENURE*

Freehold

## *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 and floor plans provided are approximate and for guidance purposes only. 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.

## *SERVICES*

Mains water, gas, electricity and drainage are connected.

## *HEATING AND GLAZING*

There is an underfloor heating system plus a west system to bedroom 5. Sealed unit double glazing is installed.

## *COUNCIL TAX*

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

## *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.

## *PHOTOGRAPHS*

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.

## *FREE IPHONE/IPAD APP*

Search our property register anywhere, anytime. Download our FREE App by visiting the iTunes store or Google Play and searching for "Matthew Limb".

## *VIEWING APPOINTMENT*

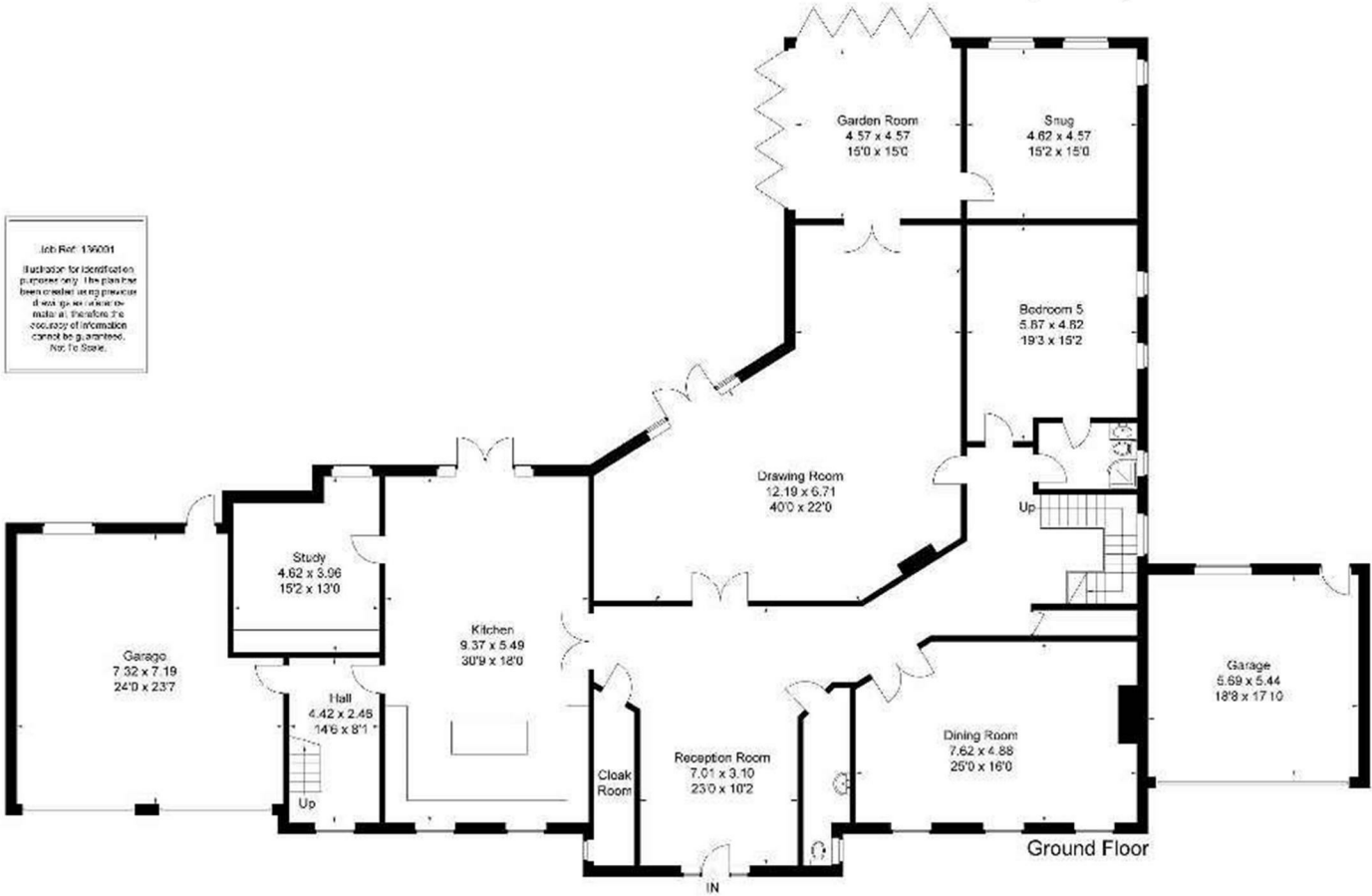
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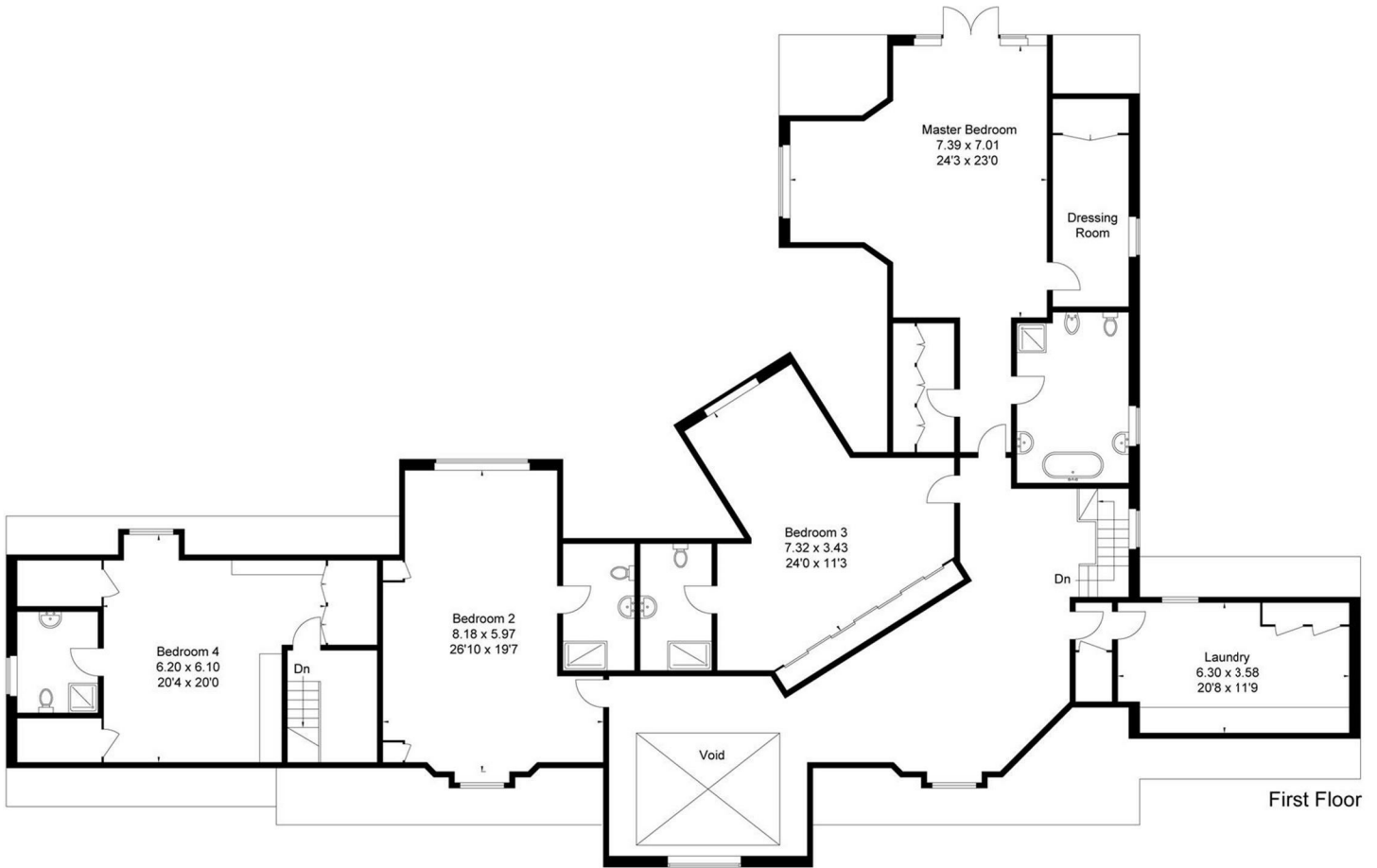
12 Westfield Park, Elloughton, Brough, East Yorkshire HU15 1AN

Approximate Gross Internal Area  
701 sq m / 7545 sq ft  
Garage = 31 sq m / 334 sq ft  
Total = 732 sq m / 7879 sq ft

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Illustration for identification purposes only. The plan has been created using precise data as far as is available. Accuracy of information cannot be guaranteed. Not to Scale.







**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>	<b>78</b>	<b>79</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>	<b>74</b>	<b>75</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	