



1 Sands Lane, Elloughton, Brough, East Riding of Yorkshire, HU15 1JH

FINE & COUNTRY

ONE OF THE BEST LOCATIONS IN ELLOUGHTON  
EXTREMELY VERSATILE FAMILY HOME OFFERING UP TO SEVEN BEDROOMS  
OR OFFICES TO WORK FROM HOME



Forming part of a small, gated development in this prestigious location on a private south facing plot nearly quarter of an acre. Featuring a superb open plan dining living kitchen through to the south facing garden room, two further receptions, superb master bedroom suite, six further rooms over the first and second floor for bedrooms, offices or other facilities makes this an extremely desirable and versatile property. Featuring fantastic outdoor covered entertaining area plus double length garage. Take a look at the photographs and floorplan to fully appreciate this well presented property.

## Location

Elloughton lies approximately eleven miles west of Kingston upon Hull and is considered by many to be one of the most exclusive areas in East Yorkshire. The village benefits from first class road connections via the nearby A63/M62 dual carriageway and motorway link and there is a local bus service with a mainline train station located in the neighbouring village of Brough where a range of local shops and amenities including a supermarket, banks, restaurants and local pubs may also be found. Primary schooling is available within the village with secondary schooling located in the nearby village of Melton.

## Accommodation

The accommodation is arranged on the ground and two upper floors and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

### Central Entrance Hall

With staircase off.

### Cloakroom & WC

With wash hand basin.

### Lounge

This dual aspect room has double French doors to the south facing garden and recessed fireplace in limestone with fitted cupboards to both sides of the chimney breast.





Sitting Room  
With double French doors.

Day Room/Garden Room  
Enjoying a delightful south facing aspect over the garden with double French doors to the patio area. Open plan to the ...

Dining Living Kitchen  
The dining sitting area has double French doors. The kitchen area has a comprehensive range of floor and wall cabinets with complementing worktops and centre island unit with breakfast bar. Integrated appliances include range oven, automatic washing machine and dishwasher, single drainer sink unit.

First Floor Landing  
Has large built-in linen cupboard.

Master Bedroom  
Includes two sets of fitted wardrobes and double French doors to a Juliet balcony. Connecting door to bedroom 5, currently used as a dressing room.

En-suite Bathroom  
Includes panelled bath, twin vanity wash hand basins and low level w.c. with complementing tiling and heated towel rail.



## Bedroom 2

With a range of fitted wardrobes.

## En-suite Shower Room

Half-tiled includes a shower cubicle, pedestal wash hand basin and low level w.c.

## Bedroom 3

With a range of fitted wardrobes.

## Bedroom 4

## Bedroom 5

Currently used as a dressing en-suite to the master bedroom. Includes a range of fitted wardrobes.

## Family Bathroom

Includes a free-standing bath, pedestal wash hand basin, independent shower cubicle and low level w.c.

## Second Floor Landing

## Bedroom 6

With a range of fitted wardrobes.

## Bedroom 7/Study

## Outside

The property is situated down a long tree lined private road.

Electric gates with intercom system provide access to only two properties, enjoying a delightful private mature setting leading to a double garage and parking area. The rear garden enjoys a south facing aspect with spacious outdoor entertaining area and covered terrace. The gardens are mainly lawned and extremely private.

## Services

Mains gas, water, electricity and drainage are connected to the property.

## Central Heating

The property has a gas fired central heating system to panelled radiators.

## Double Glazing

The property has the benefit of sealed unit double glazed windows.

## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*



### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

### Mortgages

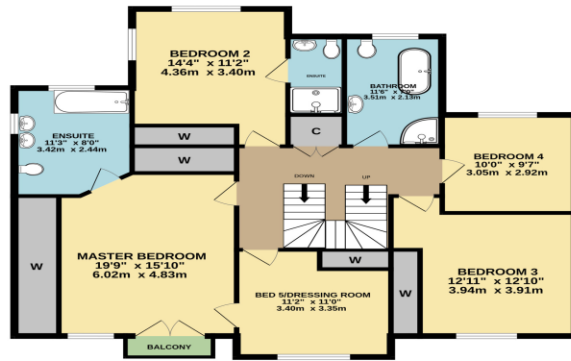
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### Valuation/Market Appraisal:

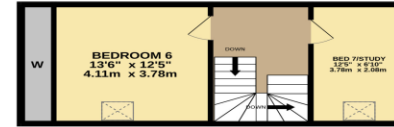
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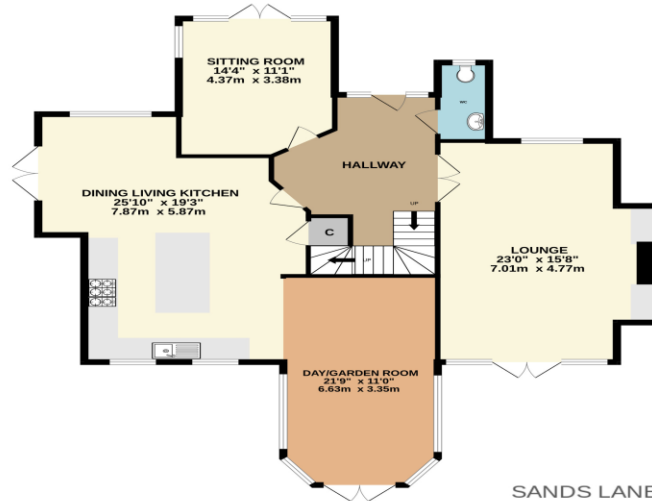
1ST FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



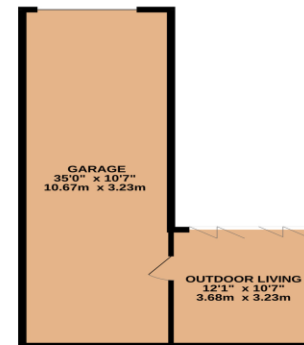
2ND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



OUTDOOR LIVING  
498 sq.ft. (46.3 sq.m.) approx.

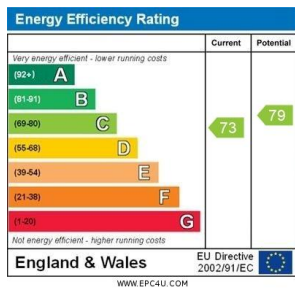


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TOTAL FLOOR AREA : 3321 sq.ft. (308.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

