

Ingleton, Elloughton, HU15

Guide Price £525,000

Council Tax Band F



Stunning Detached Home in Prime Location!

A vast, much improved detached family home located in a prime cul-de-sac with easy access to the A63 and motorway networks, located on this extremely well-regarded development on the fringes of the village.

Offering versatility with up to 5 bedrooms with 3 ensuite bathrooms and 4 separate reception rooms, all spread over an impressive 2000sqft. The layout is exceptional with a grand hallway allowing access to the full ground floor. A high gloss "living kitchen" spans the rear with an array of integrated appliances and a separate utility room. The rear lounge has a conservatory linking it to the south facing garden and there's a separate dining room, useful office and cloakroom.

4 of the bedrooms lie on the first floor, 2 with ensuites and the master having its own dressing room. The third floor provides a superb loft conversion, all to building regulations, with electric velux skylights, offering 29sqft of space with a multitude of uses. Currently it's used as a TV leisure room but would be superb as a teenager's bedroom annex, as it has its own ensuite.

Outside, there is a double garage and private driveway offering parking for 3/4 cars. The rear garden enjoys a southerly aspect and is lawned with a lovely seating area currently housing the hot tub, which is available by separate negotiation along with several other items.

All in all, a very deceptive property that must be seen to be appreciated. Check out the 360 virtual tour!

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately 10 miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

COUNCIL TAX BAND F

- Immaculate, Much Improved Detached Home
- 2000 sqft arranged over 3 Floors
- Three Ensuite Bathrooms and Dressing Room
- Four Separate Reception Rooms

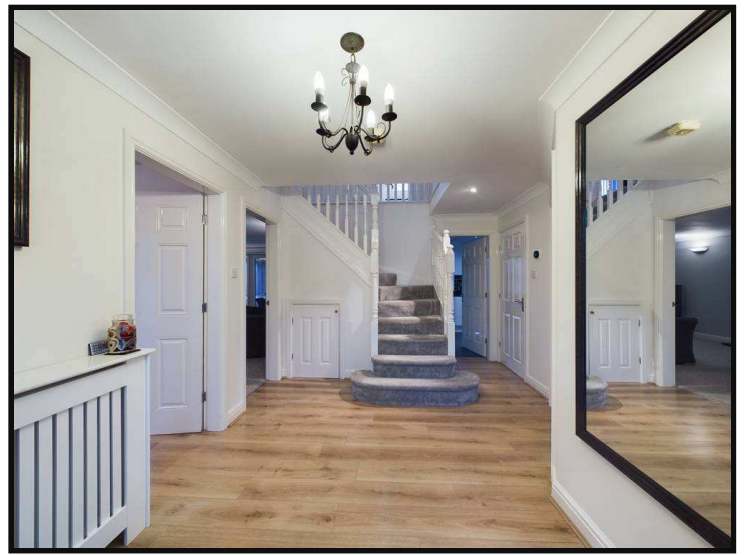


- Luxury "Living" Kitchen with Appliances and Utility
- Double Garage, Ample Parking and Southerly Plot

Rooms

Directions

Agents Note





Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾

2311.88 ft²
214.78 m²

Reduced headroom

152.6 ft²
14.18 m²

Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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