



11 Sands Lane, Ellerker, Brough, East Yorkshire, HU15 2DR

FINE & COUNTRY

## CHARMING PERIOD STYLE PROPERTY OVERLOOKING THE VILLAGE GREEN AND BECK



Nestled in the heart of Ellerker, 11 Sands Lane is a charming period-style property with a superb contemporary interior. This four-bedroom gem offers a perfect blend of individual character and modern comfort. Conveniently located just over 5 minutes from the M62 and 2 minutes from Brough, it provides easy access to comprehensive amenities and a direct rail link to London.

Welcome to 11 Sands Lane, an exquisite property nestled in the conservation village of Ellerker. As your potential future home, this charming residence presents a unique blend of period-style architecture and contemporary comfort.

Overlooking the village green and beck, this individual property captures the essence of village life, offering a picturesque setting to call home. The charm extends beyond the exterior, as the interior has been thoughtfully re-fitted throughout, seamlessly marrying modern elegance with classic design.

Spread across four spacious double bedrooms and four receptions, this residence provides ample space for a growing family or those who love to entertain. The large open-plan dining kitchen is a highlight, creating a central hub for culinary delights and family gatherings. The property also features a convenient utility room and a downstairs WC for added practicality.

One of the unique features of 11 Sands Lane is its substantial double garage. This is not just a space for parking; it opens up possibilities with a staircase leading to a large loft area of approximately 500 sq ft.





Imagine the potential – a home office, an art studio, or even a playroom for the kids. The options are as vast as your imagination.

The location adds to the allure of this property. Just over 5 minutes from the M62, commuting becomes a breeze. In addition, being only 2 minutes away from Brough provides easy access to comprehensive amenities. The direct rail link to London from Brough adds a touch of urban convenience to this idyllic village life.

Outside, the property offers multiple parking spaces, a substantial feature in itself. Delightful gardens surround the home, providing a perfect backdrop for outdoor activities or quiet moments of relaxation.



As your agent, I can confidently say that 11 Sands Lane is more than just a house; it's a lifestyle. Whether you're drawn to its historical charm, the modern interior, or the convenience of its location, this property offers a unique opportunity to experience the best of village living without compromising on contemporary comforts.

## Location

The highly regarded rural village of Ellerker is well placed, having local shopping, schooling and sporting facilities lying within five minutes driving distance within the villages of South Cave, Elloughton and Brough and first class road and rail connections are available. The A63 dual carriageway which leads into the M62 motorways runs to the North of the village and a main line British Rail station is to be found at Brough which offers a high speed train service to London.

## Tenure

The tenure of 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.

## Mortgages

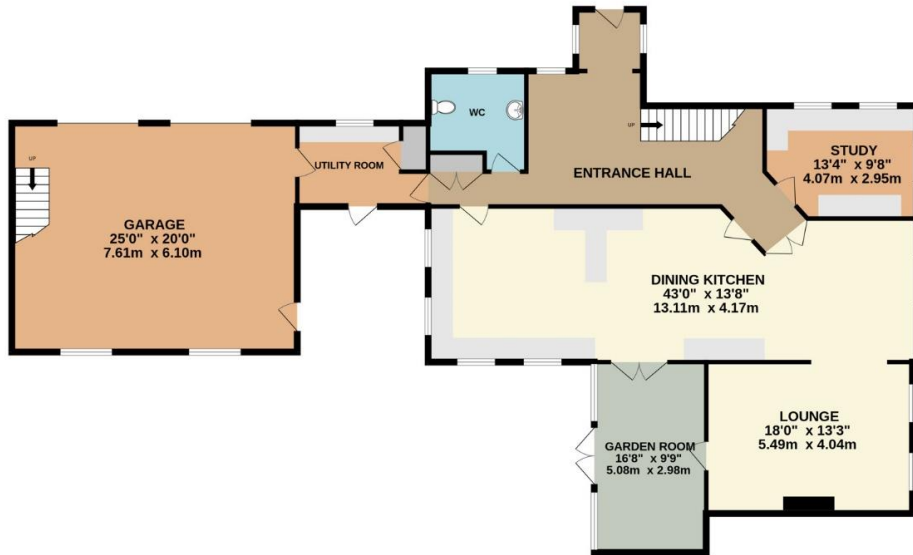
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## Valuation/Market Appraisal

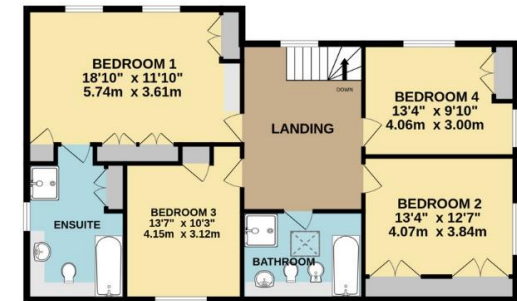
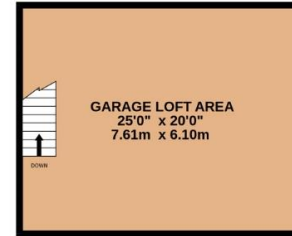
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GROUND FLOOR  
2028 sq.ft. (188.4 sq.m.) approx.



1ST FLOOR  
1516 sq.ft. (140.8 sq.m.) approx.



TOTAL FLOOR AREA : 3544 sq.ft. (329.2 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)

