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Matthew
Limb
MOVING HOME



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

- 📍 Modern Detached House
- 📍 Generous Accommodation
- 📍 Five Double Bedrooms
- 📍 Four Bath/Shower Rooms
- 📍 Two Reception Rooms
- 📍 Modern Dining Kitchen
- 📍 Gardens & Double Garage
- 📍 EPC=C

£320,000

INTRODUCTION

This modern detached house has many great features and viewing is strongly recommended to appreciate the extent of accommodation afforded. Arranged over three floors the accommodation is ideal for a family and briefly comprises an entrance hall, cloaks/W.C., lounge, day room and a dining kitchen with contemporary fittings. At first floor level are a series of three double bedrooms with built in wardrobes, two being en-suite, and a separate bathroom. Upon the second floor are two further double bedrooms and an en-suite shower room. Gas fired central heating to radiators and uPVC double glazing are installed.

The property is ideally placed for access to Welton Primary School. There is a driveway leading to the double tandem garage. The rear garden enjoys a southerly aspect and is mainly lawned with covered patio area.

LOCATION

The property is situated on Elloughtonthorpe Way a short walk from Welton Primary School. 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

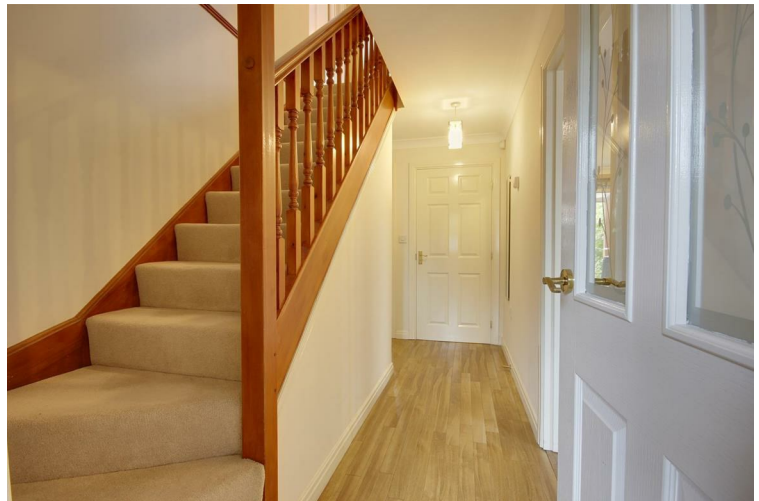
Residential entrance door to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALL

With stairs to the first floor off and a useful understairs cupboard.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

19'7" x 11'6" approx (5.97m x 3.51m approx)

With feature fire surround with marble hearth and backplate housing a living flame gas fire, window to front elevation and double doors opening out to the patio and garden.



LOUNGE - ALTERNATIVE VIEW



LOUNGE - ALTERNATIVE VIEW



DAY ROOM

12'6" x 9'6" approx (3.81m x 2.90m approx)
With window to front elevation.



DINING KITCHEN

13'6" x 13'6" approx (4.11m x 4.11m approx)
Having a range of contemporary high gloss base and wall units with inset sink and drainer, Rangemaster cooker with chimney style extractor above. There is space for a fridge/freezer, plumbing for an automatic washing machine and plumbing for a dishwasher. Window and external access door to rear.



DINING KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 11'3" approx (3.61m x 3.43m approx)
With built in wardrobes and window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround, window to rear.



BEDROOM 2

12'9" x 10'7" approx (3.89m x 3.23m approx)
Fitted wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

Suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround, window to side elevation.



BEDROOM 3

11'8" x 9'8" approx (3.56m x 2.95m approx)
With built in wardrobes and window to front elevation.



BATHROOM

With suite comprising a bath with shower attachment, pedestal wash hand basin, low flush W.C., tiled surround, window to rear.



SECOND FLOOR

LANDING

With cylinder/airing cupboard and Velux window to rear.

BEDROOM 4

15'11" x 10'9" approx (4.85m x 3.28m approx)
Narrowing to 8'8". With built in wardrobes and window to front elevation.



EN-SUITE SHOWER ROOM

Corner shower enclosure, vanity unit with wash hand basin and low flush W.C.



BEDROOM 5

15'9" x 9'10" approx (4.80m x 3.00m approx)
With storage cupboard and window to front elevation.



OUTSIDE

There is a driveway leading to the tandem double garage. The rear garden enjoys a southerly aspect and is mainly lawned with planted borders. There is a covered patio area directly adjoining the rear of the property and a further decked area to the rear of the garage.



OUTSIDE - ALTERNATIVE VIEW



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

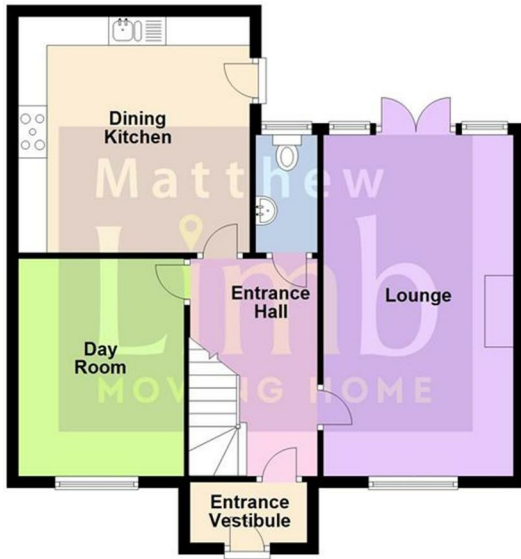
VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor



First Floor



Second Floor



