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Matthew  
**Limb**  
MOVING HOME



*29 Beech Road, Elloughton, East Yorkshire, HU15 1JX*

- 📍 Semi-Detached Bungalow
- 📍 Desirable Location
- 📍 Attractive Rear Garden
- 📍 Excellent Parking

- 📍 2 Bedrooms
- 📍 Rear Conservatory
- 📍 No Chain Involved
- 📍 EPC - D

£160,000

## INTRODUCTION

This two bedrooomed semi-detached bungalow stands in a very desirable location and has excellent parking, garage and an attractive garden to the rear. The accommodation would benefit from some selective refurbishment however has been well maintained over the years and has the benefit of uPVC fascias, gutters, soffits and double glazing ideal for ease of maintenance. The accommodation briefly comprises an entrance hallway, lounge, rear conservatory, modern kitchen, two bedrooms and a bathroom which has been converted into a shower room. Central heating is via ducted warm air served by a gas boiler. Outside, a block set driveway and forecourt provide excellent parking and there is also a single garage. The attractive rear garden has many areas of interest with a shaped lawn complemented by a variety of borders.

## LOCATION

Beech Road is an established residential area which is most easily approached from Main Street in the village of Elloughton. This popular village has a well reputed junior school and 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 Morrisons supermarket. Brough also has its own mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With meter cupboard to corner.

### LOUNGE

15'8" x 11'2" approx (4.78m x 3.40m approx)

Featuring a tiled fireplace. Sliding patio doors to:



## CONSERVATORY

9'4" x 9'2" approx (2.84m x 2.79m approx)  
 Overlooking the rear garden with external access door leading out.



## KITCHEN

9'6" x 7'4" approx (2.90m x 2.24m approx)  
 Having a selection of fitted modern units with work surfaces, sink and drainer, cooker slot with extractor hood above, plumbing for automatic washing machine. Window to rear and door to side.



## BEDROOM 1

13'0" x 10'6" approx (3.96m x 3.20m approx)  
 Window to front elevation.



## BEDROOM 2

10'2" x 9'8" approx (3.10m x 2.95m approx)

Window to front elevation.



## BATHROOM

Converted to a shower room with a shower cubicle, low level W.C and wash hand basin. Tiling to the walls and floor.



## OUTSIDE

A block set driveway leads onwards to the garage and there is also a parking area in front of the bungalow. The single garage has an automated up and over entry door. The attractive rear garden has a shaped lawn and many areas of interest complemented by attractive borders.



## OUTSIDE - ALTERNATIVE VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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

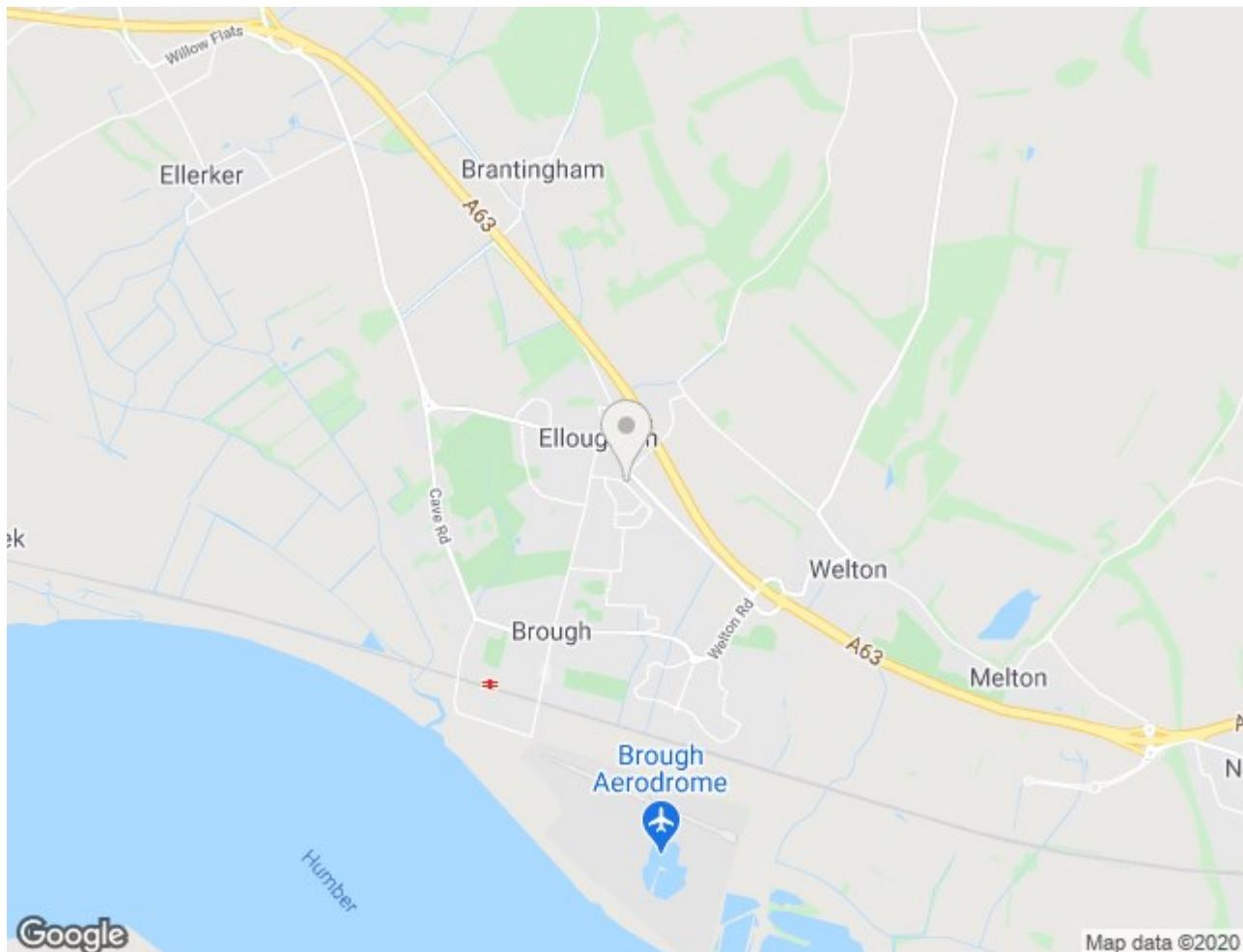
The remaining amount (the portion above £1.5 million) 12%

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

TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor



