





## THE LOCATION

Surrounded by the villages of Brough, Swanland and South Cave, Elloughton is at the heart of Hull's most desirable residential locations. Situated west of Hull, Elloughton benefits from a good selection of amenities including local shops, Post Office and general conveniences. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Elloughton has its own primary school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

## THE PROPERTY

Standing in a most sought after location having a generous southerly facing garden to the rear offering a huge amount of potential for further expansion (subject to relevant planning consent). This three bedroom family house has spacious accommodation briefly comprising entrance hall, lounge with dining area, dining kitchen, three bedrooms and bathroom. The property boasts gas fired central heating and PVC double glazing. The side driveway is block paved allowing parking for several cars, additional parking to the front gravelled area. The extensive rear garden is mostly lawned and incorporates a block set patio area directly adjacent to the house and a variety shrub and flower beds. Offered to the market with NO CHAIN involved, early inspection is recommended.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, stairs to first floor.

### LOUNGE 12'0" X 12'8" (3.67M X 3.87M)

Feature fireplace having marble effect inset and hearth, gas fire and wood surround, coved ceiling, radiator, TV aerial outlet and telephone point. Open plan to...

### DINING AREA 8'4" X 10'0" (2.55M X 3.04M)

Laminate wood flooring, coved ceiling and patio doors to the rear.

### DINING KITCHEN 18'2" X 10'0" (5.53M X 3.04M)

Range off of wood grain effect wall and floor units having complementary work surfaces incorporating one and a half bowl stainless steel sink unit, NEFF split level electric oven, five ring gas hob with hood over and plumbing for automatic washing machine. Coved ceiling, telephone point, partially tiled walls. Two recessed storage cupboards to the dining area and side entrance door.

## FIRST FLOOR

### LANDING

Laminate wood flooring, hatch providing access to the roof space, dado rail and coved ceiling.

### BEDROOM ONE 10'5" X 11'11" (3.18M X 3.64M)

Laminate wood flooring, coved ceiling and telephone point.

### BEDROOM TWO 12'3" X 8'10" (3.73M X 2.68M)

Fitted wardrobes with sliding doors, coved ceiling and laminate flooring.

### BEDROOM THREE 9'9" X 9'2" MA X (2.97M X 2.79M MAX)

Laminate flooring, coved ceiling and TV aerial outlet.

### SHOWER ROOM

White suite comprising low flush WC, vanity hand basin and walk in shower having mains fed shower. Heated towel rail and recessed shelved cupboard.

### OUTSIDE

The property has a wonderful garden to the rear having a patio area directly adjacent to the house with pathway and steps down to the extensive lawn. There are a variety of planted flower beds and well stocked borders and raised beds ideal for home grown veg. The side driveway is block paved allowing parking and access to the garage. The front garden is gravelled allowing for additional off street parking if required.

### GARAGE

A large single garage having rear workshop area. Up and over door, side personal door, power and light.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council





## TENURE

Freehold

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

## FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

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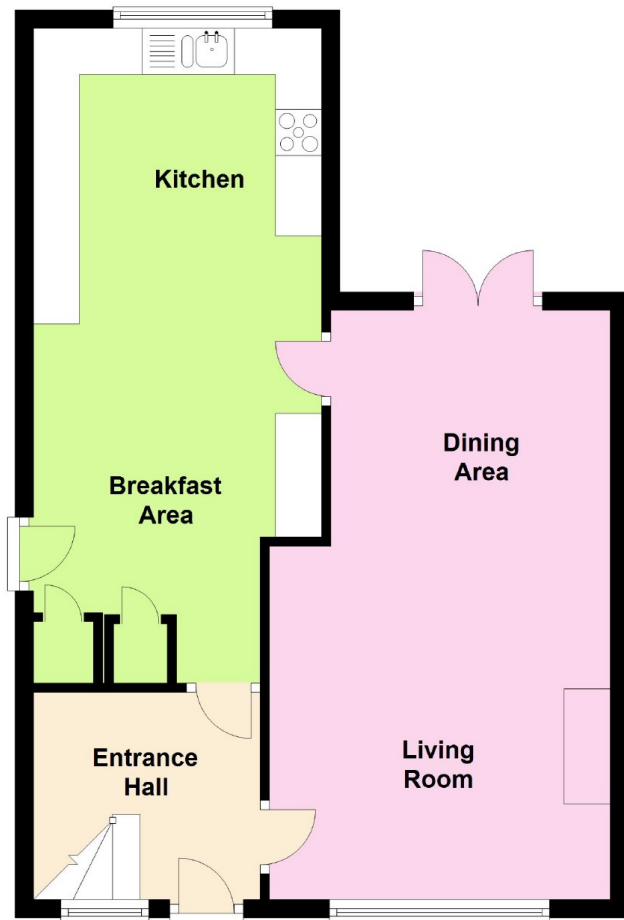


## Floor Plan

This plan is for illustrative purposes only

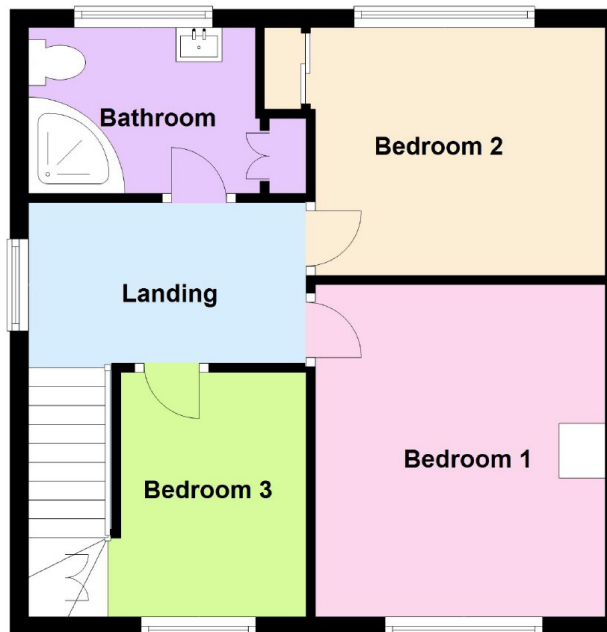
### Ground Floor

Approx. 49.7 sq. metres (534.4 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

# CLUBLEYS

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