



Elloughtonthorpe Way, Brough, HU15 1TJ
Offers In The Region Of £385,000

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Key Features

- Large Family Sized Home
- Extremely Versatile Layout
- 6 Bedrooms
- 4 Bath/Shower Rooms
- 2 Reception Rooms + Breakfast Kitchen
- Southerly Facing Walled Garden
- Corner Position Close To Schooling
- Driveway & Tandem Garage
- ER - C

Space aplenty in this large and versatile family home! Occupying a corner position close to local schooling this spacious family home affords approximately 1900sq ft of versatile accommodation arranged over three floors.

A welcoming entrance hall gives access to a cloakroom, fitted breakfast kitchen, spacious living room leading out the garden and a formal dining room. To the first floor there are 3 bedrooms, 2 en-suites and a family bathroom. Upon the second floor there are 3 further bedrooms, one of which would make an ideal games room along with another en-suite.

The property occupies a corner style plot with gardens extending to the front and side plus a driveway which provides good parking and leads onwards to a tandem length double garage. The attractive walled garden enjoys a southerly aspect and has been hard landscaped for ease of maintenance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The spacious accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The central entrance hall features a staircase leading to the first floor, cloakroom/wc off and internal access to the accommodation.

CLOAKROOM/WC

With a two piece suite comprising WC and wash basin with a tiled surround.

LIVING ROOM

14'8 x 14'7 (4.47m x 4.45m)

A spacious reception room with French doors opening to the garden. There is a feature fireplace with a marble hearth and backplate housing a living flame gas fire.

DINING ROOM

10'8 x 8'10 (3.25m x 2.69m)

A formal dining space or versatile second reception room.

BREAKFAST KITCHEN

19' x 8'7 (5.79m x 2.62m)

A fitted breakfast kitchen with an extensive range of wall and base units mounted with contrasting worksurfaces, sink unit and tiled splashbacks. A host of integral appliances include a range cooker with extractor hood, fridge freezer, dishwasher and plumbing for an automatic washing machine. There is a tiled floor throughout, access to an understair cupboard and an external door leading to the driveway.

FIRST FLOOR

LANDING

With access to the first floor accommodation. A staircase leads to the second floor.

BEDROOM 1

14'2 x 10'9 (4.32m x 3.28m)

A spacious bedroom with twin double wardrobes and an internal door leading to:

EN-SUITE

6'4 x 10'9 (1.93m x 3.28m)

A large en-suite which is fitted with a four piece suite comprising corner bath, shower cubicle, WC and wash basing. There is tiling to the walls.

BEDROOM 2

9'4 x 8'9 (2.84m x 2.67m)

A second double bedroom with en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower cubicle. There is tiling to the walls.

BEDROOM 3

8'10 x 8' (2.69m x 2.44m)

FAMILY BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath. There is tiling to the walls.

SECOND FLOOR

LANDING

With a cupboard housing the hot water cylinder. Access to the accommodation which features:

BEDROOM 4

16'1 x 13'2 (4.90m x 4.01m)

With a series of fitted units incorporating three wardrobes and a dressing table. Access to en-suite facilities.

EN-SUITE

The en-suite is fitted with a WC, wash basin and a shower cubicle. There is tiling to the walls.

BEDROOM 5/GAMES ROOM

23'3 x 10'9 (7.09m x 3.28m)

A large versatile bedroom which would make an ideal games room for teenagers.

BEDROOM 6

9', x 7'7 (2.74m, x 2.31m)

OUTSIDE

The property occupies a corner plot and gardens extend to the front and side of the house. To the rear there is a well tended hard landscaped walled garden with paving and shrub borders for the sake of ease of maintenance. The garden enjoys a southerly aspect.

DRIVEWAY & GARAGE

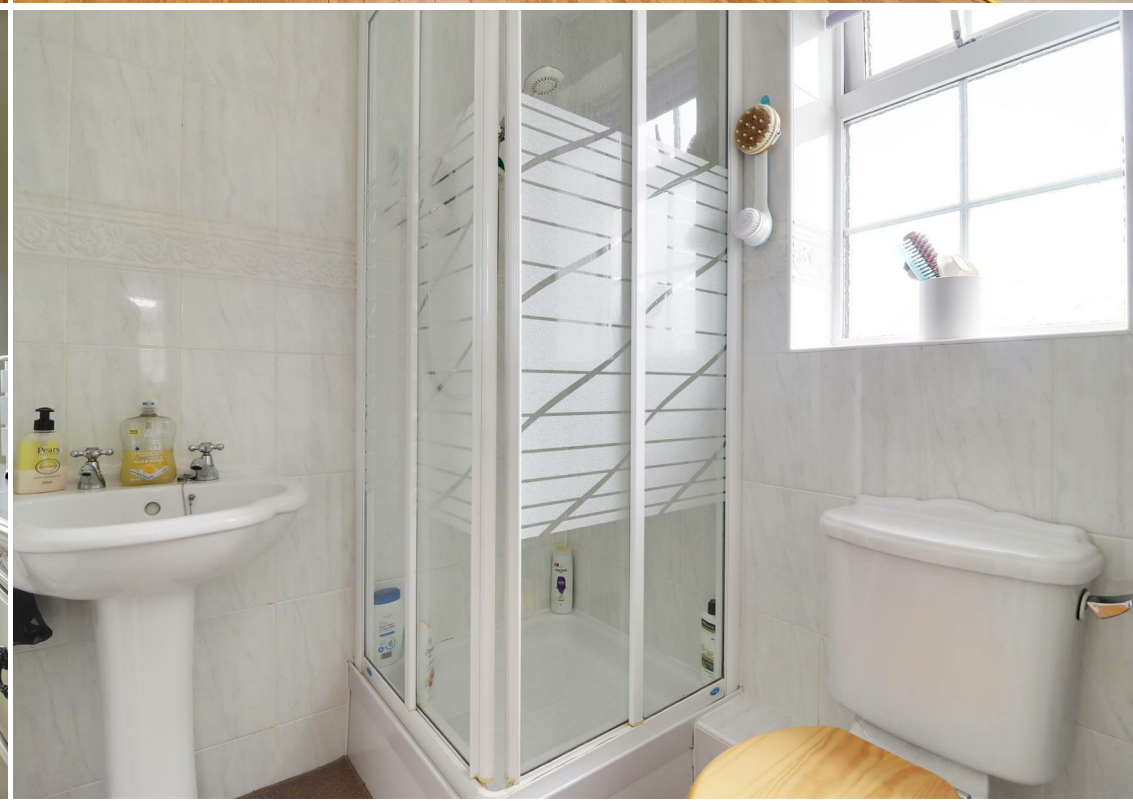
To the rear of the property there is a driveway providing parking which in turn leads onwards to the tandem length garage.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.



COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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In compliance with NTSTEAT Guidance on Referral

Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 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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