



2 Elloughtonthorpe Way, Brough  
£315,000



**SPACIOUS DETACHED HOME** - Offering 5 Bedrooms and 3 En-Suites, this versatile family home is positioned on a fabulous corner plot

### INTRODUCTION

This fabulous family home sits proudly on a corner plot and offers versatile accommodation which is immaculately presented throughout. The layout has been superbly designed and offers excellent flexibility to suit family living requirements. The property offers a number desirable attributes including an outstanding Living Kitchen suitable for modern living, 3 Reception Rooms, 5 Bedrooms, 3 En-Suites and a house Bathroom. Outside there is an attractive walled garden, driveway and Garage

### LOCATION

The property is ideally positioned close to Welton School on a corner plot at the junction of Husthwaite Road and Elloughtonthorpe Way. The popular village of Brough lies

approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.

### ACCOMMODATION

Arranged over three floors and comprising:

#### GROUND FLOOR

##### ENTRANCE HALL

This welcoming hallway is central to the property and provides access to the accommodation at ground floor level. The Entrance Hall is finished with a laminated wood flooring, staircase leading to the first floor. There is a Cloakroom/WC off

##### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin, there is half tiled walls and a

continuation of the laminated wood flooring

##### LIVING KITCHEN 23'1 x 10'7 (7.04m x 3.23m)

The spacious kitchen offers generous living space and includes a comprehensive range of red fronted wall and base units mounted with contrasting dark work surfaces beneath a tiled splashback. A 1 ½ bowl stainless steel sink unit is positioned beneath the window overlooking the rear garden. The integrated appliances include a range style cooker beneath a stainless steel extractor fan and a dishwasher. There are further windows to the front and side elevation, a door leads to the garden and there is a continuation of the the laminated wood flooring

##### UTILITY ROOM 7' x 5'10 (2.13m x 1.78m)

The Utility Room is fitted with matching units to those of the Kitchen. There is space and plumbing for an American style fridge freezer, a wall mounted boiler and a door leads in from the driveway

##### SITTING ROOM 8'9 x 15' (2.67m x 4.57m)

With two windows to the side elevation and finished with a continuation of the laminated



wood flooring

### **STUDY 10'9 x 7'10 (3.28m x 2.39m)**

With windows to both front and side elevations and finished with a continuation of the laminated wood flooring

## **FIRST FLOOR**

### **LANDING**

### **LIVING ROOM 23'1 x 10'7 (7.04m x 3.23m)**

The formal living space is of excellent proportions and features a series of three windows overlooking the rear garden and a window to front elevation allows an abundance of light to flow in to this room

### **BEDROOM 3 9'5 x 8'9 (2.87m x 2.67m)**

This double Bedroom features a fitted wardrobe and window to side elevation. There are En-Suite facilities off

### **EN-SUITE**

Fitted with a three piece suite comprising WC, pedestal wash basin and a plumbed shower cubicle with thermostatic shower. The room is finished with tiling and a window to the side elevation

### **BEDROOM 5 8'9 x 8' (2.67m x 2.44m)**

This generous single Bedroom features windows to the front and side elevation

### **BATHROOM**

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower attachment. There are tiled walls and a window to the front elevation

## **SECOND FLOOR**

### **LANDING**

With access to the accommodation at the second floor level

### **BEDROOM 2 9'5 x 8'9 (2.87m x 2.67m)**

This double Bedroom features a fitted wardrobe and window to side elevation. There are En-Suite facilities off

### **EN-SUITE**

Fitted with a three piece suite comprising WC, pedestal wash basin and a plumbed shower cubicle with thermostatic shower. The room is finished with tiling and a window to the side elevation

### **BEDROOM 4 8'9 x 8' (2.67m x 2.44m)**

This generous single Bedroom features windows to the front and side elevation

### **MASTER BEDROOM SUITE**

### **BEDROOM 23'1 max x 10'7 (7.04m max x 3.23m)**

This large master Bedroom is of double proportions and features two windows to the side elevation. An archway opens to:

### **DRESSING AREA**

With three double fitted wardrobes ample space for further furniture, windows to front and side elevations

### **EN-SUITE**

Fitted with four piece suite comprising WC, pedestal wash basin, plumbed shower cubicle with thermostatic shower and a corner bath. There is tiling to the walls and a window to the front elevation

### **OUTSIDE**

### **GARDEN**

The walled garden is positioned to the side of the property and offers excellent privacy. The garden has been designed and altered for easy maintenance with a resin patio adjoining the property, shaped artificial lawn and a raised decking

### **DRIVE & GARAGE**

A driveway is positioned to the side of the property and allows parking for several vehicles. The driveway leads to a single garage with up and over door and features a light and power supply

### **VIEWING**

Strictly by appointment with the sole agents

### **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 PVCu double glazed frames

COUNCIL TAX - The property lies within Band ? (East Riding Of Yorkshire Council)

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.

AGENTS NOTE - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

### **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 Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. 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 Licenced 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.

### AGENT NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

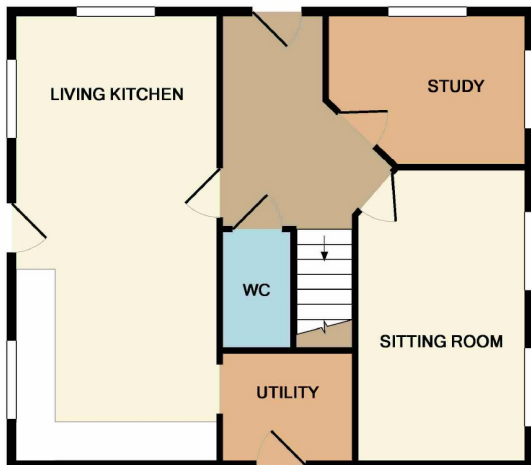
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

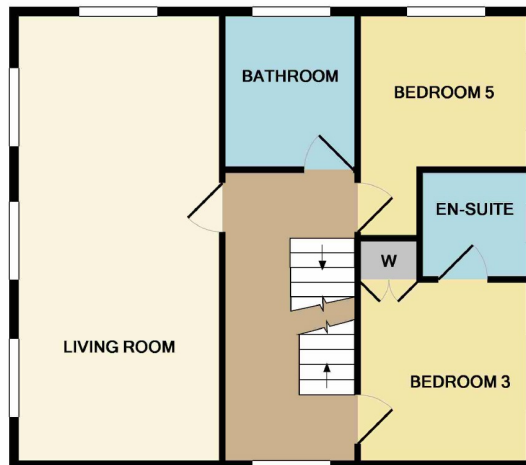




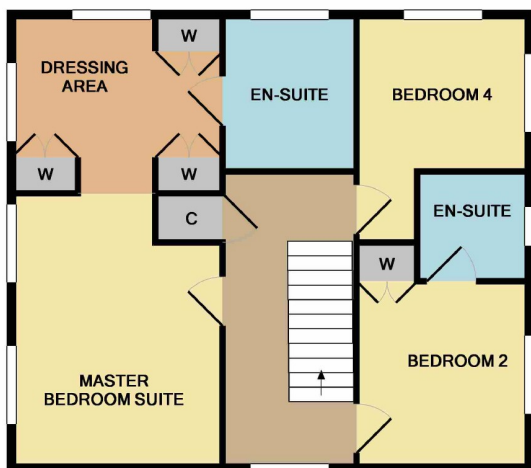




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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