Welton Road, Brough, East Yorkshire, HU15 1AF
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









Flat 7, 27 Stockbridge Road, Elloughton, East Yorkshire, HU15 1HW

- Penthouse Style Apartment
- Spacious Open Plan Living
- Kitchen with Central Island
- Council Tax Band = B
- Large Double Bedroom
- Allocated Parking
- No Onward Chain
- Leasehold / EPC = C

£170,000

INTRODUCTION

This spacious penthouse-style apartment occupies the top floor of an attractive residential development and offers generously proportioned accommodation with the added benefit of allocated parking. Offered for sale with no onward chain.

The accommodation centres around an impressive open plan living/dining kitchen with central island and French doors opening onto a Juliet balcony. There is also a particularly large double bedroom with fitted wardrobes and a spacious bathroom with a modern suite.

With its generous room sizes, attractive open plan layout and top-floor position, this apartment offers an appealing combination of space and practicality.

LOCATION

Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

An intercom entry system opens to the communal hallway with stairs leading up to the second floor and landing space.

LANDING AREA

With private residential entrance door to:

ENTRANCE HALL

With three storage cupboards and access to all rooms.

OPEN PLAN LIVING KITCHEN

An impressive open plan living/dining kitchen, measuring approximately 22ft x 20ft at its widest points. This substantial room provides ample space for both lounge and dining furniture, with roof windows and French doors opening onto a Juliet balcony.





KITCHEN AREA

The kitchen area is fitted with a range of units, one and a half bowl sink and drainer, integrated appliances including a fridge, slimline dishwasher and oven plus a central island with granite worktop incorporating the hob, providing additional preparation space and storage.





BEDROOM

This large double bedroom extends to approximately 20ft in length and benefits from fitted wardrobes.





BATHROOM

A particularly spacious bathroom with suite comprising a bath with shower over and screen, fitted cabinets with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to the front elevation.





PARKING

There is allocated parking in the courtyard to the rear.

HEATING

The property has the benefit of gas central heating to radiators.

GLAZING

The property has the benefit of double glazing.

TENURE

Leasehold - The lease term is 999 years dated from November 2009.

We have been advised the ground rent is £100 per annum.

SERVICE CHARGE

We have been advised the service charge is £84.07 pcm.

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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

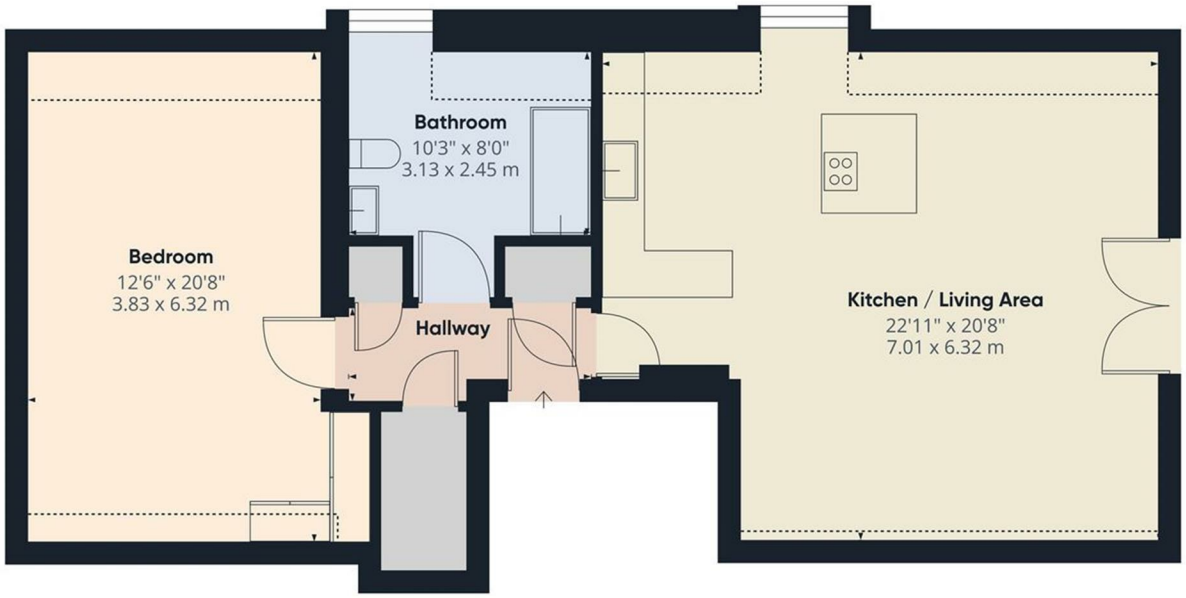
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

PROPERTY TO SELL?

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.





Approximate total area(1)
892 ft²
82.8 m²

Reduced headroom
102 ft²
9.4 m²

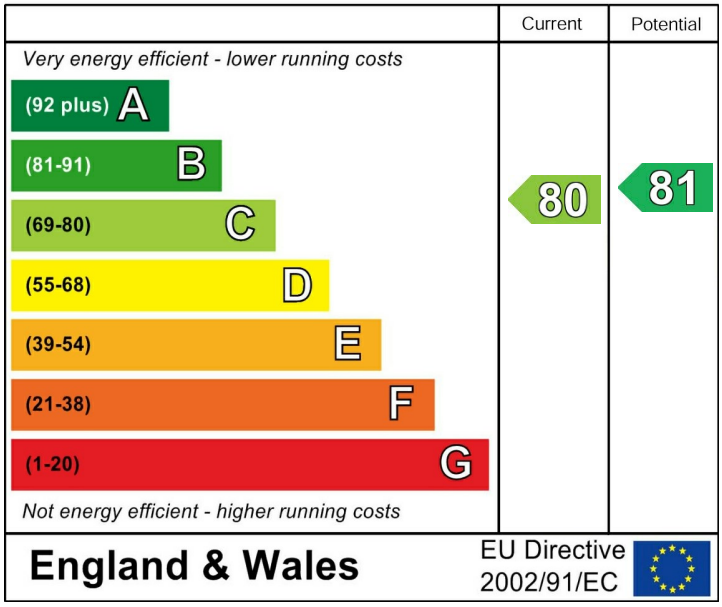
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

