



Welton Old Road, Welton, HU15 1NU
£525,000


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Estate & Letting Agents

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Key Features

- Spacious Detached Residence
- Approximately 2300 sq ft
- 5 Double Bedrooms
- 2 Reception Rooms + Office
- Breakfast Kitchen + Utility Room
- En-Suite To Master Bedroom
- Open Views From The First Floor
- Westerly Rear Aspect
- Extensive Parking + Double Garage
- EPC - TBC

An individually designed family residence situated in a desirable location, a stone's throw from the highly regarded South Hunsley School & Sixth Form College. The property enjoys some fabulous open views towards The Humber Estuary and benefits from internal living space of approximately 2300 sq ft which includes 5 double bedrooms, en-suite to master in addition to a family bathroom, 2 reception rooms, dedicated office space, breakfast kitchen, utility room, reception hall and cloaks/WC. Outside a gated entrance leads to extensive driveway parking and a large double garage with power supply. The gardens extend to the side and rear which enjoys an open westerly aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 accommodation is arranged over two floors and extends to approximately 2300 sq ft

GROUND FLOOR

RECEPTION HALL

Accessed via a residential entrance door, the generous reception hall features a staircase spelled balustrade and handrail leading to the first floor. Internal access to the principal rooms of the homes and a cloakroom/wc off

CLOAKROOM/WC

Comprising two piece suite with low level WC and pedestal wash basin. There is half tiling to the walls, tiled floor and a window to the front elevation

LIVING ROOM

30'1 x 12'11 (9.17m x 3.94m)
A quite impressive dual aspect reception room which is accessed via double doors from the reception hall. There is a box bay window to the front elevation, further windows to the side and rear. Set within the ceiling area to the fireplace is a class one flue suitable for either an open fire or multi fuel stove within an inglenook style opening is set beneath a timber beam and provides access to:

OFFICE

9'3 x 7'10 (2.82m x 2.39m)
A useful workspace with a window to the front elevation

DINING / GARDEN ROOM

Accessed via double doors from the living room, a versatile space with French doors leading to the rear garden

BREAKFAST KITCHEN

22'6 x 14'8 (6.86m x 4.47m)
A spacious open plan breakfast kitchen which is fitted with a comprehensive range of wall and base units which are mounted with complementary work surfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear elevation and a host of integral appliances include an electric double oven, halogen ceramic hob with cooker hood over and a dishwasher. There is a laminated wood floor throughout, ample space for a breakfast table and a further window to the side elevation

UTILITY ROOM

Fitted with a range of base units with complementary worksurfaces incorporating sink unit with mixer tap. There is space and plumbing for an automatic washing machine and vent for tumble dryer. An internal door leads to a walk-in pantry, there is a window to the front elevation and a door to the side

FIRST FLOOR

LANDING

With access to the accommodation at first floor level

BEDROOM 1

20' x 12'11 (6.10m x 3.94m)
A generous master bedroom with an excellent range of fitted wardrobes, drawers, bedside tables and overhead storage. Two windows provide fabulous views over the sports field and Humber Estuary beyond

EN-SUITE

An well proportioned en-suite with a three piece suite featuring a fully tiled shower cubicle, WC and vanity wash basin with cupboards beneath. There is

a tiled floor and a dormer-style window to the front elevation

BEDROOM 2

12'11 x 11' (3.94m x 3.35m)
A spacious bedroom with a range of fitted wardrobes and matching drawers. Twin windows to the side and rear elevations with superb open views

BEDROOM 3

13'5 x 11' (4.09m x 3.35m)
A further double bedroom with open aspect to the rear

BEDROOM 4

13'9 x 10'8 (4.19m x 3.25m)
An excellent sized double bedroom with a fitted cupboard and a dormer-style window to the front elevation

BEDROOM 5

15'6 x 7'11 (4.72m x 2.41m)
Fitted with a range of mahogany style furniture including wardrobes, drawers, bedside cabinets, overhead units and a matching dressing table. A window to the rear with open aspect

BATHROOM

The family bathroom is fitted with a four piece suite comprising fully tiled shower cubicle, pedestal wash basin, WC and a bath. There are half tiled walls, a tiled floor and a dormer-style window to the front elevation

OUTSIDE

FRONT

The property is accessed via twin wrought iron gates mounted on brick pillars with a wall continuing to the front boundary. The gated entry lead to a large gravelled driveway with extensive parking





REAR

The rear garden enjoys a westerly aspect and adjoins the open sports field. There is a block paved patio and timber fencing. The garden continues to the side where a patio enjoys a southerly aspect. The property benefits from wrought iron gates to both sides and a fenced/walled perimeter.

DOUBLE GARAGE

The detached brick, block and tile double garage is supplied with light, power and electric main door.

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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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

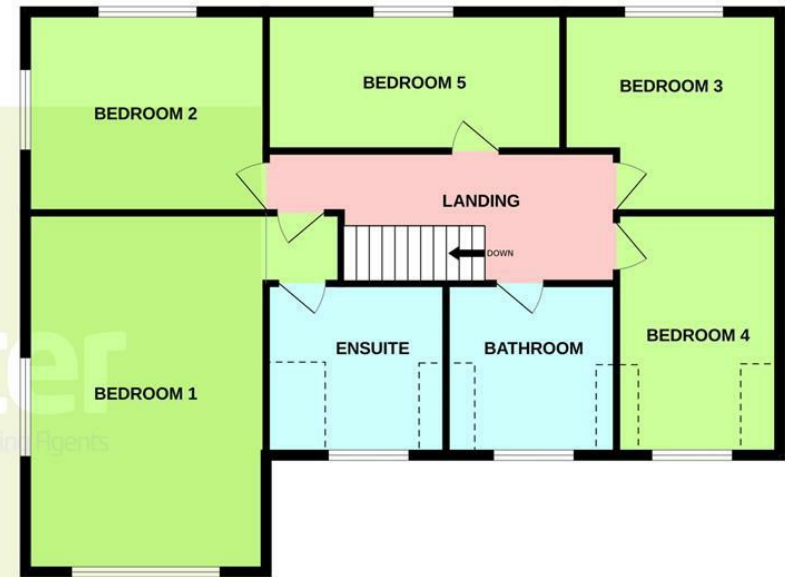




GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.9 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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