



Melton Fields, Melton, HU14 3HE
Offers Over £255,000


**Philip
Bannister**
Estate & Letting Agents

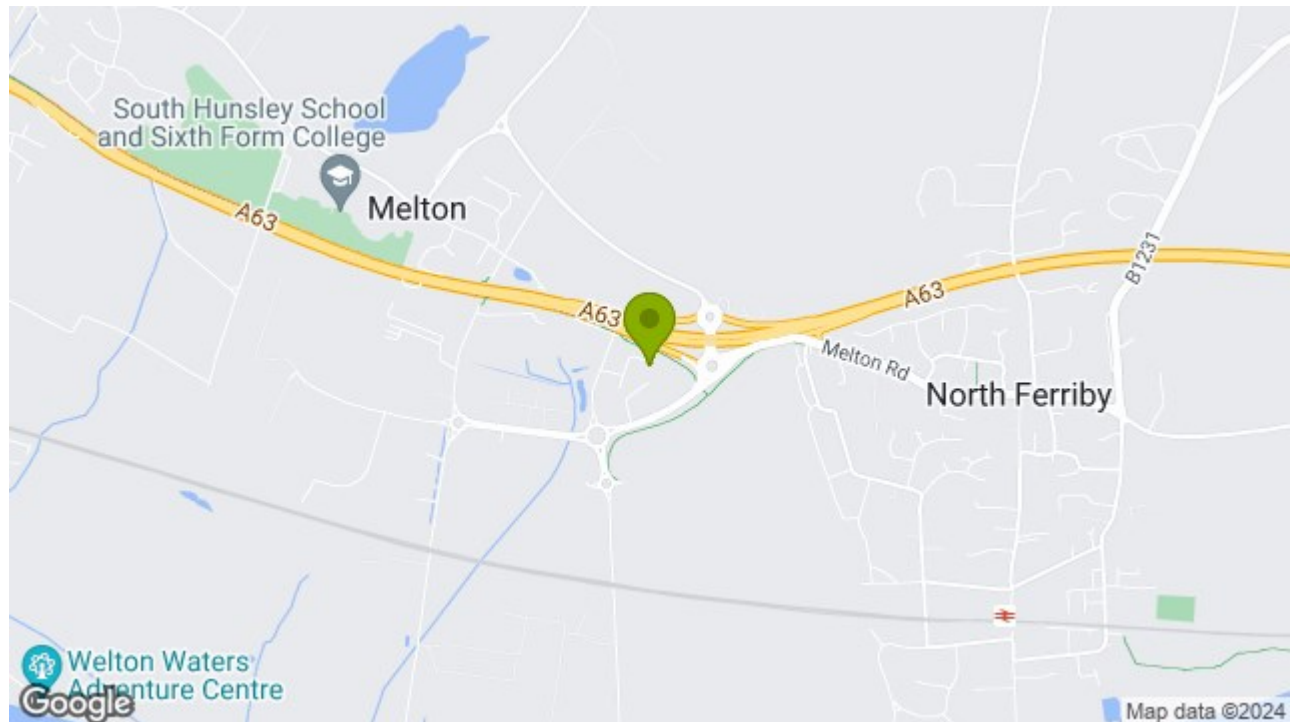
Melton Fields, Melton, HU14 3HE

Key Features

- Vastly Extended Family Home
- 3 Bedrooms (Fitted Master)
- 2 Reception Rooms
- Great Sized Rear Garden With Southerly Aspect
- Well Appointed Bathroom
- External Office Space
- Conservatory
- Extensive Off Street Parking
- Cul-De-Sac Location
- ER-C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

Located towards the head of a small cul-de-sac is this vastly extended 3 bedroom family home which enjoys a great sized southerly facing rear garden. A gravelled driveway provides extensive off street parking whilst the internal accommodation features 3 bedrooms (fitted master), well appointed bathroom, 2 reception rooms, kitchen, conservatory and cloaks/wc. The accommodation is complemented by an external office space within the garden which is ideal for home working. The property occupies a convenient location with access to the A63 road network, local primary schooling in the nearby villages and a short distance to the highly regarded South Hunsley Secondary School. A viewing of this fabulous home is a must!





ACCOMMODATION

The spacious and extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

With access to the property and a staircase to the first floor.

CLOAKROOM/WC

With a modern two piece suite comprising WC and wash basin.

DINING ROOM

16'3 x 10' (4.95m x 3.05m)

With a stunning fireplace housing a log burning stove. Sliding doors to:

CONSERVATORY

10'3 x 11' (3.12m x 3.35m)

A brick and uPVC conservatory with anti glare glass and solar tint roof. There are French doors open to the terrace.

LOUNGE

12'8 x 14'8 (3.86m x 4.47m)

A generous reception room with French doors opening to the terrace.

KITCHEN

13'1 x 11'9 (3.99m x 3.58m)

Fitted with a comprehensive selection of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback, a composite sink unit beneath a swan neck mixer tap, integral appliances include an oven, hob and extractor hood, space for undercounter appliances and a breakfast bar.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A fitted unit offers storage.

BEDROOM 1

15'9 x 14'9 (4.80m x 4.50m)

A large master bedroom with a full wall of fitted wardrobes and drawers.

BEDROOM 2

8'2 x 13'8 (2.49m x 4.17m)

With fitted wardrobe.

BEDROOM 3

7'9 x 7'8 (2.36m x 2.34m)

BATHROOM

A well appointed bathroom with a four piece suite comprising WC, vanity wash basin, bath and shower enclosure. There is tiling to the walls and floor, underfloor heating, heated towel rail and Velux window.

OUTSIDE

To the front of the property there is a lawned garden and footpath leading to the property. A great sized rear garden enjoys a southerly aspect and features a large slate terrace immediately to the rear of the property, steps lead to a lawn with raised planting beds and vegetable boxes. Outside lights and a power socket are available.

PARKING

A large gravelled driveway provides excellent off street parking provisions and is fitted with an EV charging point.

OFFICE

A purpose built structure makes a great office space with uPVC window, solid door, GRP roof, lights and electric.

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 A. (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.

AGENT NOTES.

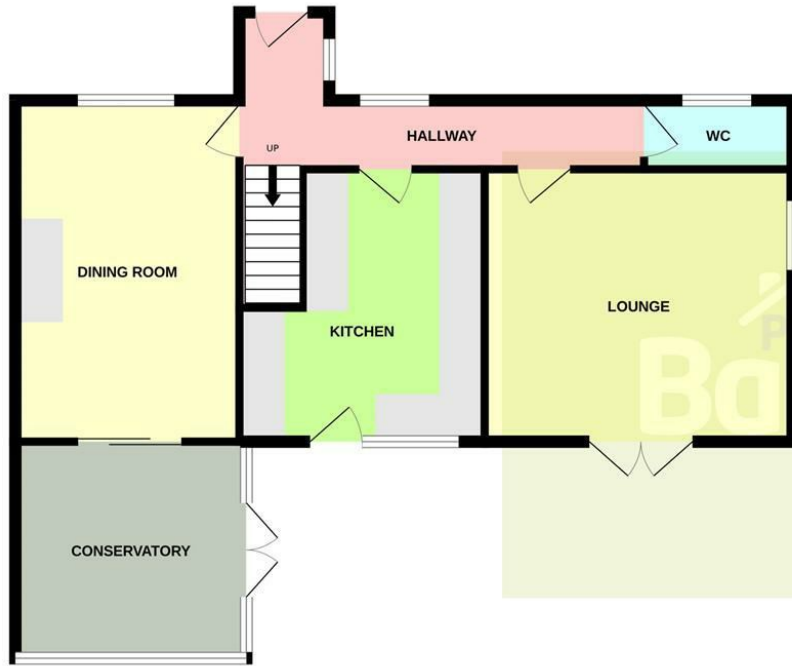
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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. Philip Bannister & Co.Ltd 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. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior

to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

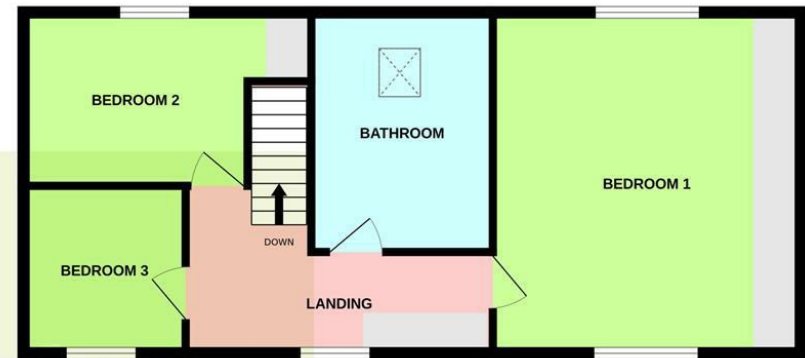
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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.
Made with Metropix ©2023

