



East Dale Road, Melton, HU14 3HS  
£287,500

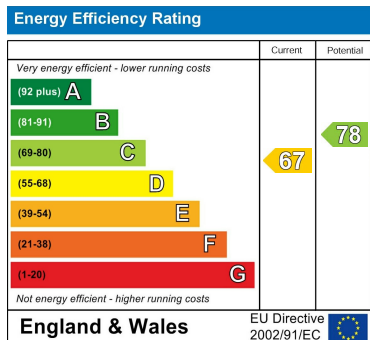
Philip  
**Bannister**  
Estate & Letting Agents



# East Dale Road, Melton, HU14 3HS

## Key Features

- Spacious Semi-Detached Home
- 4 Bedrooms (2 Fitted)
- Southerly Facing Garden
- Second Floor Suite
- Large Garden Room
- Close To South Hunsley School
- Driveway & Garage
- 2 Bath/Shower Rooms
- Ground Floor WC
- EPC = D



A spacious 4 bedroom family home which enjoys an attractive southerly facing rear garden and is located in a convenient position, close to the renowned South Hunsley School. The property has been updated by the current owners with the extensive range of accommodation including a welcoming entrance hall with a cloakroom/WC, front facing lounge, recently installed full width dining kitchen with integral appliances and opening to a garden room. At first floor level there are 3 bedrooms (2 bedrooms) and a bathroom, to the second floor features the primary bedroom with en-suite facilities. Outside there is a large driveway which provides excellent parking provisions, leading to a detached garage.









## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, this welcoming hallway features a staircase leading to the first floor. A window is to the side elevation and there is a cloakroom/WC off.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

#### LIVING ROOM

15'3 x 11'10 (4.65m x 3.61m)

A spacious front facing reception room with a large picture window and a feature marble fireplace housing a living flame gas fire.

#### DINING KITCHEN

18'4 x 11'10 (5.59m x 3.61m)

Extending the full width to the rear of the property is this fabulous dining kitchen. It is fitted with a comprehensive range of modern and recently installed shaker style wall and base units which are mounted with complementary worksurfaces beneath matching upstands. A composite window sits beneath windows to the side elevation and there are a host of integral appliances which include a mid-height oven, gas hob, fridge freezer, washing machine and dishwasher. There is space for a dining table, a built-in cupboard and an opening to:

## GARDEN ROOM

17'7 x 9'10 (5.36m x 3.00m)

The large garden room extends to the rear of the property with French doors opening to the garden.

### FIRST FLOOR

#### LANDING

With window to the side elevation and a further staircase to the second floor

#### BEDROOM 4

7'4 x 6'1 (2.24m x 1.85m)

With a window to the front elevation.

#### BEDROOM 3

12'1 x 10'8 + recess (3.68m x 3.25m + recess)

A spacious double bedroom with contemporary fitted slide-fronted wardrobes, dressing table and a window to the rear elevation.

#### BEDROOM 2

14'3 x 9'10 (4.34m x 3.00m)

A further generous bedroom with fitted slide-fronted wardrobes and a large window to the front elevation.

#### BATHROOM

Fitted with a three piece white suite comprising WC and wash basin within a fitted unit, a panelled bath with shower and screen over. There is tiling to the walls, a heated towel rail and a window to the rear elevation. A built-in cupboard houses a central heating boiler.

### SECOND FLOOR

#### BEDROOM 1

13'3 x 13' + recess (4.04m x 3.96m + recess)

The primary bedroom is an excellent size, with

built-in storage, a large Velux window and access to en-suite facilities.

#### EN-SUITE

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

#### OUTSIDE

#### FRONT

To the front of the property there are excellent parking facilities with a large gravelled driveway which extends to the side of the property and leads to a detached garage.

#### REAR

The rear garden enjoys a southerly aspect and offers excellent privacy. The garden is mainly laid to lawn with planting beds and a patio directly to the rear of the garden room.

#### GARAGE

The brick built detached garage features timber doors.

#### GENERAL INFORMATION

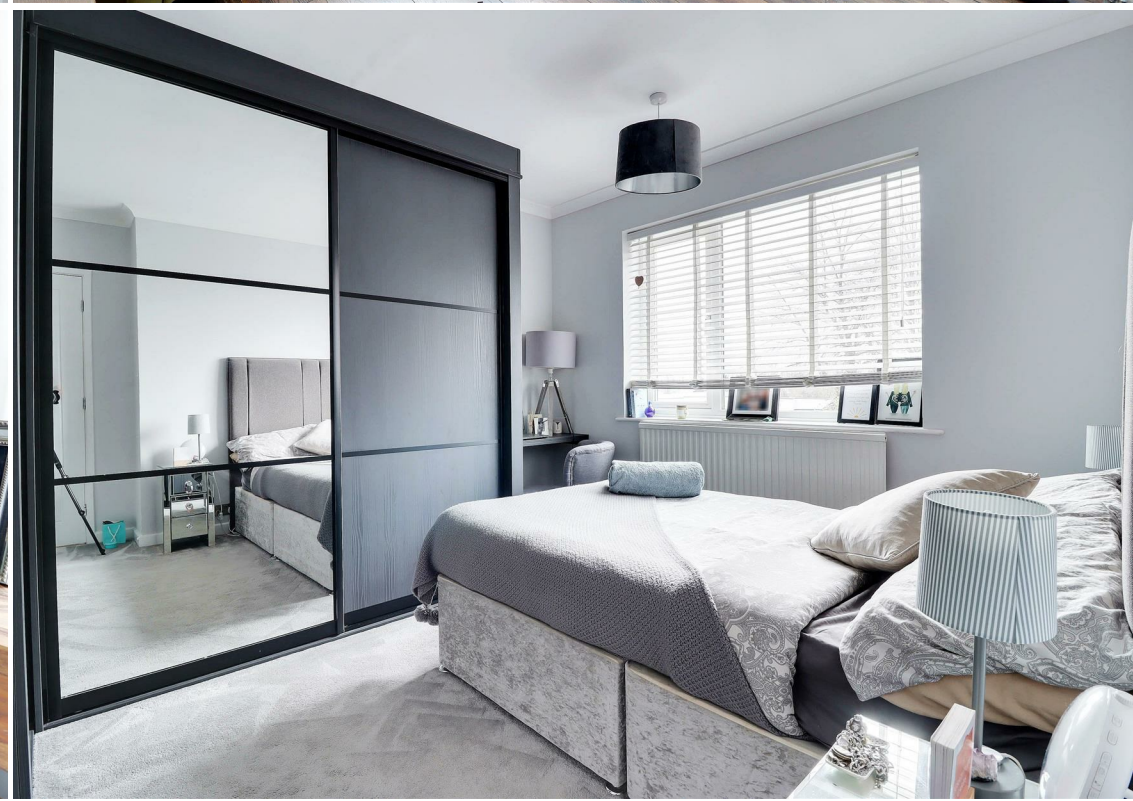
SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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 C. (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.**

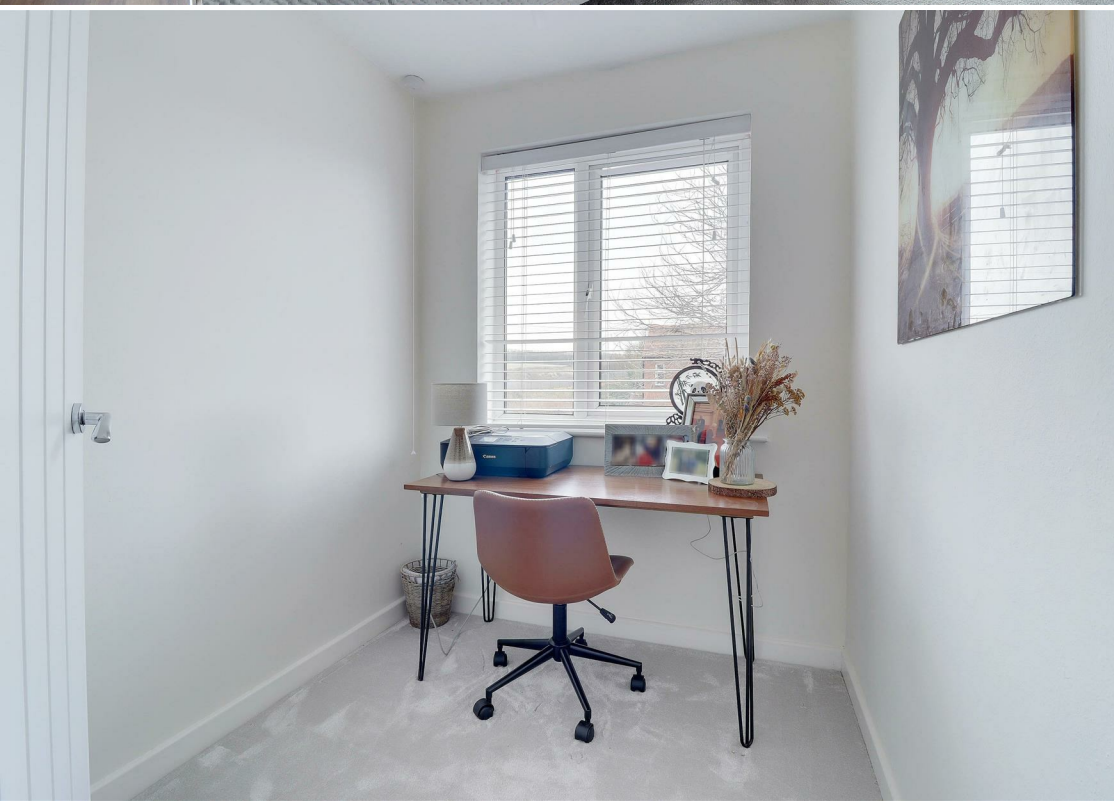
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not

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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



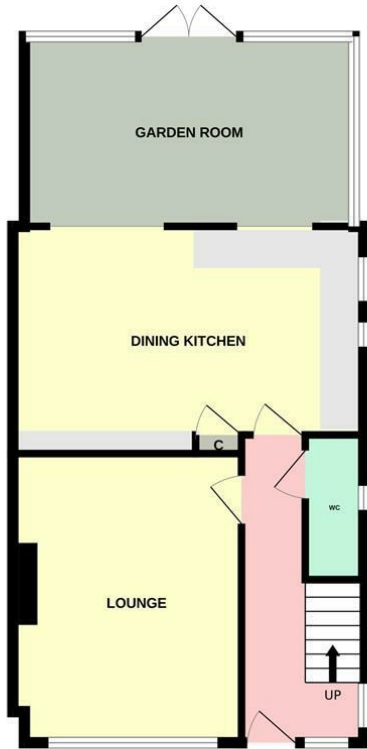








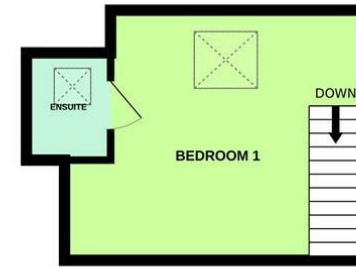
GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 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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