



1 Brookside, Welton, Brough, East Riding of Yorkshire, HU15 1PB

FINE & COUNTRY

CHARMING GEORGIAN RESIDENCE IN WELTON VILLAGE



Introducing William House A Captivating Detached Period Residence

Situated In The Heart Of The Picturesque Welton Village

****Overview****

This property seamlessly marries historic charm with contemporary comforts, featuring a SPECTACULAR KITCHEN, 3/4 BEDROOMS, and a delightful COURTYARD GARDEN. Nestled in a PRIME VILLAGE LOCATION, this home is perfect for those who appreciate CHARACTER and convenience.

****Agent's Insights****

Discover the uniqueness of WILLIAM HOUSE in the enchanting village of Welton.

This Georgian home is meticulously presented, offering more than 2,200 square feet of adaptable living space over three floors. The current owners have skillfully blended period charm with modern amenities, including a stunning deVOL designer kitchen.

The ground floor boasts a flexible layout with a day room that doubles as a fourth bedroom, complemented by an adjacent shower room.

The dining room opens to the garden via bi-fold doors, creating a harmonious indoor-outdoor living experience.

The study/conservatory, with garden access, offers a serene space for work or relaxation.





The upper floors feature a charming living room, a spacious family room, and two additional bedrooms. The walled garden, with its southwest orientation, is a delightful space for outdoor leisure.

****Client's Viewpoint****

Our time at WILLIAM HOUSE has been truly enjoyable. The location is unmatched, with the village's picturesque church, pond, and green just a short stroll away.

The house itself is rich in character, and we've cherished the blend of historical and contemporary elements, especially the stunning kitchen and the exposed limestone cobbled wall. The layout has been ideal for our family, providing ample space and flexibility.

The garden, while compact, has been a peaceful retreat, with its southwest orientation offering abundant sunlight. We have also valued the proximity to local amenities and schools, as well as easy access to Hull city center and the motorway network.

It's been a fantastic home, and we're confident the next owners will find it just as delightful.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
976 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.6 sq.m.) approx.



2ND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2303 sq.ft. (214.0 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

