



12 Harrison Place, Welton, Brough, HU15 1YT

Offers Over £280,000



12 Harrison Place

Brough, HU15 1YT

- GENEROUS 3 DOUBLE BEDROOM HOME
- PARKING FOR 3 + VEHICLES
- PRIVATE GARDENS WITH EXTENDED PATIO
- LARGE DRIVEWAY AND GARAGE
- DECEPTIVELY SPACIOUS
- END OF CUL-DE-SAC POSITION
- MODERN BEAL HOME
- VIEWING ESSENTIAL

LARGE 3 DOUBLE BEDROOM BEAL HOME - WITH EXTENDED PARKING IN END OF CUL-DE-SAC POSITION. CALL TODAY TO ARRANGE YOUR VIEWING APPOINTMENT.

Discreetly positioned and deceptively spacious with the benefit of three large bedrooms, is this well styled family home. The arrangement of living space offers complete flexibility and comes suitable for a range of applicants looking for ready to move in living.

The versatile living space comprises; Entrance Hall, spacious Lounge leading through to a Dining/Kitchen with garden views and Cloakroom W.C. To the first floor a central landing gives access to three large double bedrooms (ensuite to main bedroom) and House Bathroom.

Externally dedicated parking is provided to the frontage for 3 vehicles with extended parking private and enclosed rear gardens.

The development is superbly located for quick and easy access to West Hull villages, the Humber Bridge and the M62/A63 Corridor.

A number of years remain on the NHBC build warranty.



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GROUND FLOOR

ENTRANCE HALLWAY

With staircase approach leading to the first floor and accessed via composite entrance door.

RECEPTION LOUNGE

14'9" x 12'7" (4.52 x 3.84)

A spacious formal reception space with private outlook via window to front elevation and access to...

DINING KITCHEN

16'9" x 9'10" (5.13 x 3.0)

Open plan room with modern styling incorporating, contemporary base and wall units and complementary work surfaces, one and a half sink and drainer with mixer tap, oven and hob with filter hood above, inset spotlights and window to rear. To the alternate room length space for a dining table exists with French double doors to the patio terrace.

CLOAKROOM W.C

With low flush W.C. and wash hand basin.

FIRST FLOOR

LANDING

With a deep storage cupboard and access to 3 double bedrooms.

PRINCIPAL BEDROOM

12'7" x 9'6" (3.86 x 2.90)

Of double bedroom proportions with fitted bedroom furniture and window to front elevation.

ENSUITE SHOWER ROOM

Immaculately appointed with immaculate presentation and suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, inset spotlights and privacy window to front.

BEDROOM 2

12'0" x 9'6" (3.66 x 2.90)

Of double bedroom proportions and window to rear elevation.

BEDROOM 3

19'1" x 9'3" (5.84 x 2.82)

Of a superb size and deceptively spacious spanning the length of the property. Window to front elevation.



FAMILY BATHROOM

Smart presentation throughout with suite comprising; bath with shower over and screen, wash hand basin and low flush W.C. Inset spotlights, heated towel rail and window to rear.

EXTERNAL

Harrison Place itself remains conveniently positioned in the popular setting of Welton/Brough, with the village services and amenities remaining a short distance walk away, with the property forming part of a modern street scene of similarly styled properties and in an end of cul-de-sac position.

Triple parking features to the property frontage along with GARAGE with pathway leading to gated access to the rear. A pathway and large extended patio lead from the building footprint, with laid to lawn grass section and close boarded fencing to perimeter boundaries, offering good levels of privacy and seclusion given the plot position and a bright facing orientation.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

VIEWING

Strictly by appointment via selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as 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.



Floor Plans



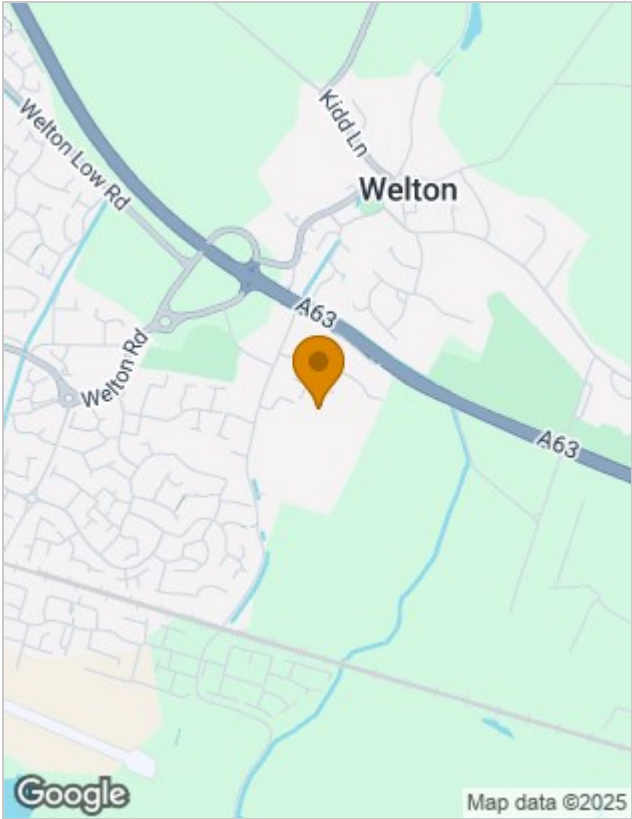
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

