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**Limb**  
MOVING HOME



*21 St. James Road, Melton, East Yorkshire, HU14 3HZ*

- 📍 Detached Bungalow
- 📍 Established Gardens
- 📍 Good Sized Rooms
- 📍 Council Tax Band = E
- 📍 Three Dbl Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Driveway & Dbl Garage
- 📍 Freehold / EPC = C

**£379,950**

## INTRODUCTION

Standing in beautifully landscaped gardens is this superb detached bungalow located at the head of an attractive cul-de-sac. The property has been enhanced by the current owners and a particular feature are the gardens which extend around the property and incorporate many areas of interest with lawn, shrubs, flora and fauna. A double width block set driveway leads to the double garage with automated up and over door. The well appointed accommodation boasts central heating, uPVC double glazing and comprises a central hallway, large lounge, dining room and breakfast kitchen. There are three bedrooms all with fitted wardrobes and there is an en-suite shower room to bedroom 2 plus a separate contemporary shower room.

In all a fine property of which early viewing is strongly recommended.

## LOCATION

The property stands within the cul-de-sac setting of St. James Road, accessed off Melton Old Road. This attractive residential location is situated close to the neighbouring villages of Welton, North Ferriby and Swanland. The nearby South Hunsley academy, which regularly features highly in the league tables for East Riding, lies within a short walk. The nearby village of Brough provides the area with more extensive facilities including a wide range of shops and amenities in addition to having its own mainline railway station. The location is ideal for travelling with immediate access available to the A63 leading into the M62 motorway network to the west or into Hull city centre to the east.

## ACCOMMODATION

Residential entrance door to:

### CENTRAL ENTRANCE HALL



## LOUNGE

19'10" x 13'9" (extending to 18'0") approx (6.05m x 4.19m (extending to 5.49m) approx)

With feature fire surround housing a living flame gas fire. Windows to front elevation.



## DINING ROOM

12'1" x 8'11" approx (3.68m x 2.72m approx)

With sliding doors opening out to the patio.



## BREAKFAST KITCHEN

17'8" x 11'10" approx (5.38m x 3.61m approx)

Having a range of fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, double oven, induction hob with filter hood above, space for a fridge and freezer plus plumbing for a washing machine and dishwasher. Cylinder cupboard situated off. External access door to side, window to rear.



## BEDROOM 1

19'4" x 11'7" (extending to 13'3") approx (5.89m x 3.53m (extending to 4.04m) approx)

Having an extensive range of fitted furniture including wardrobes, dressing table and drawers. Window overlooking the rear garden.



## BEDROOM 2

11'8" x 8'9" approx (3.56m x 2.67m approx)

With fitted wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, tiled floor.



## BEDROOM 3

12'11" x 11'6" approx (3.94m x 3.51m approx)  
With fitted wardrobes and window to rear.



## SHOWER ROOM

With suite comprising a low flush W.C. and wash hand basin plus a wet room style shower area with glass panels. Storage cupboard, tiling to walls, underfloor heating, window to side elevation.



## OUTSIDE

The property occupies a superb plot and a double width block set driveway provides good parking and gives access to the detached double garage with automated up and over door. The gardens wrap around the property and have been well tended and landscaped. Features include a patio and lawn, an array of well stocked borders, shrubs, flora and fauna and there is also a vegetable plot. There is a garden shed with power and light.



*PATIO*



*DRIVE & GARAGE*



*TENURE*

Freehold



## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## *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.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**

Approx. 127.5 sq. metres (1372.5 sq. feet)



Total area: approx. 127.5 sq. metres (1372.5 sq. feet)

