

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



12 Harrison Place, Welton, East Yorkshire, HU15 1YT

- 📍 Modern Semi-Detached
- 📍 Three Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = C
- 📍 Great Position
- 📍 Westerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£269,950

INTRODUCTION

Occupying a great position within the development being at the head of a cul-de-sac with gardens extending to the front and rear is this modern semi-detached house. Built in recent times by the award winning BEAL Homes, this "Butterwick" design provides a well appointed range of spacious accommodation with many features. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hallway, spacious lounge, dining kitchen with appliances and French doors opening out to the rear garden. There is also a cloaks/W.C. Upon the first floor are three double bedrooms, en-suite shower room to bedrooms one plus there is a family bathroom with shower facility.

To the front of the property is a block paved driveway giving access to the single garage. There is also a lawned garden and attractive shrubbery. The good sized rear garden enjoys a westerly aspect and is mainly lawned.

LOCATION

Harrison Place is situated off Shaw Avenue, part of the recent Turpin's Heath development which is accessed from Common Lane, to the south of Welton village centre. The centre of the village is clustered around a beautiful church stream and pond. Welton is ideally placed for travelling to Hull with immediate access available to the A63 which also connect to the west into the national motorway network. The area benefits from well reputed local schools, being within the South Hunsley secondary school catchment area and there is an excellent range of shops, amenities and recreational facilities nearby.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.

LOUNGE

14'10" x 12'7" approx (4.52m x 3.84m approx)

Window to front elevation.



DINING KITCHEN

16'10" x 9'10" approx (5.13m x 3.00m approx)
Fitted with a range of contemporary base and wall units and complementing work surfaces, one and a half sink and drainer with mixer tap, oven and hob with filter hood above, inset spot lights and window to rear.



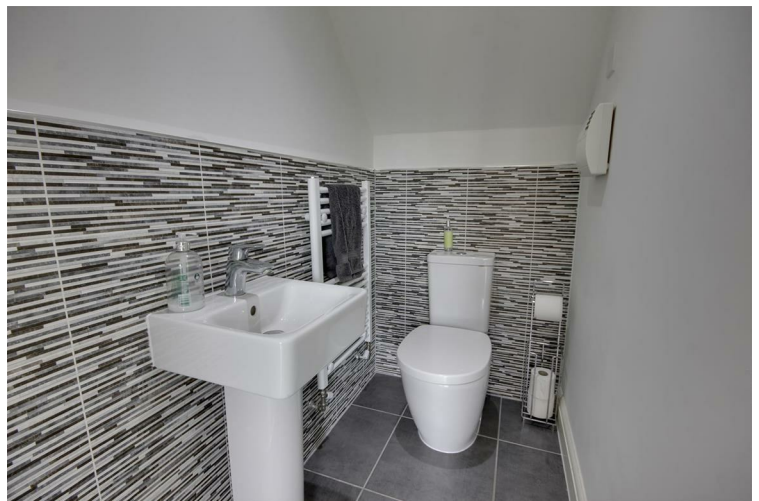
DINING AREA

French doors open out to the rear garden.



CLOAKS/W.C.

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



FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM 1

12'8" x 9'6" approx (3.86m x 2.90m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to front.



BEDROOM 2

12'0" x 9'6" approx (3.66m x 2.90m approx)
Window to rear elevation.



BEDROOM 3

19'2" x 9'3" approx (5.84m x 2.82m approx)
Window to front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Inset spot lights, heated towel rail and window to rear.



OUTSIDE

To the front of the property is a block paved driveway giving access to the single garage. There is also a lawned garden and attractive shrubbery. The good sized rear garden enjoys a westerly aspect and is mainly lawned.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

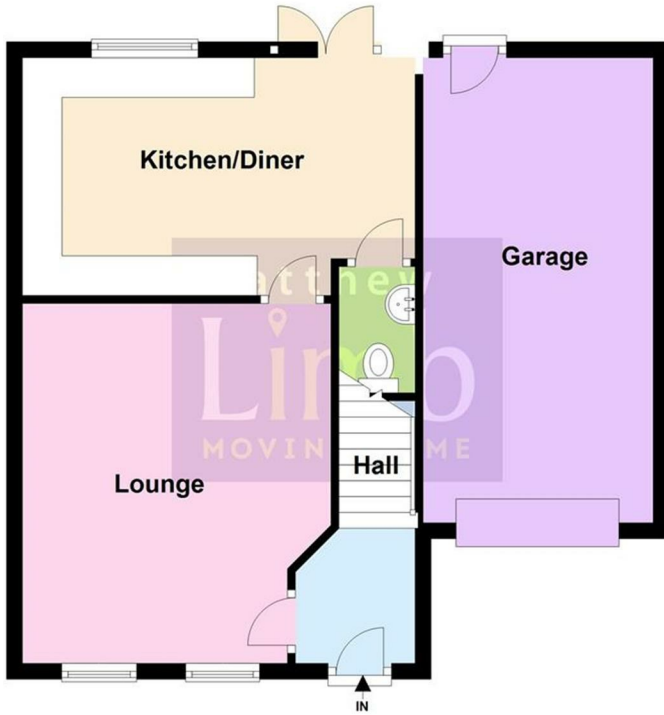
VALUATION SERVICE

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. 55.3 sq. metres (595.6 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

