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Matthew
Limb
MOVING HOME



40 Melton Old Road, Melton, East Yorkshire, HU14 3HP

- 📍 Outstanding Detached House
- 📍 Extensive Accommodation
- 📍 Lovely Corner Plot
- 📍 Council Tax Band = E
- 📍 Four Beds / Two Baths
- 📍 Stunning Conservatory
- 📍 Viewing Strongly Advised
- 📍 Freehold / EPC = C

Offers Over £425,000

INTRODUCTION

This outstanding detached house is situated within a lovely corner plot and enjoys an extensive array of accommodation complemented by a well tended garden and superb deck. The beautifully presented accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall, cloaks/W.C., large lounge with opening through to the dining room plus a modern fitted kitchen. A particular feature is the stunning conservatory with doors opening out to the large raised deck. Upon the first floor are three double bedrooms with fitted wardrobes plus a single bedroom. There is an en-suite shower room to bedroom one plus a family bathroom with four piece suite.

An extensive block paved forecourt extends to the front providing parking for multiple vehicles and leads to the side and the single detached garage. The rear garden is a delight having a large deck ideal for entertaining with a lawned garden beyond.

LOCATION

The property is located on a "no thru' road" since the opening of the new A63 road layout which makes this a most appealing residential location. There is easy access 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 commuting 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:

ENTRANCE PORCH

With double doors opening to:

ENTRANCE HALL

Spacious and welcoming with a window to the side and staircase leading to the first floor off.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Tiled floor, tiled walls and window to side.



LOUNGE

20'11" x 14'3" approx (6.38m x 4.34m approx)
(narrowing to 10'10"). With feature fire surround housing an electric fire, bay window to front elevation and window to side overlooking the garden. Opening through an archway to the dining room.



DINING ROOM

12'10" x 10'10" approx (3.91m x 3.30m approx)

With window to side elevation and sliding patio doors leading through to the conservatory.



KITCHEN

16'1" x 10'6" approx (4.90m x 3.20m approx)

Having an extensive range of modern fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap. There is an integrated dishwasher, washing machine and tumble dryer. The range style cooker and fridge/freezer may be available by separate negotiation. Windows to rear elevation, external access door to side and internal door to conservatory.



CONSERVATORY

21'8" x 15'5" approx (6.60m x 4.70m approx)
(measurements to extremes). This stunning room has doors opening out to the raised decked area and is ideal for entertaining. External access door to side leading to a decked path to garage.



FIRST FLOOR

LANDING

With large airing cupboard, loft access hatch and window to side.

BEDROOM 1

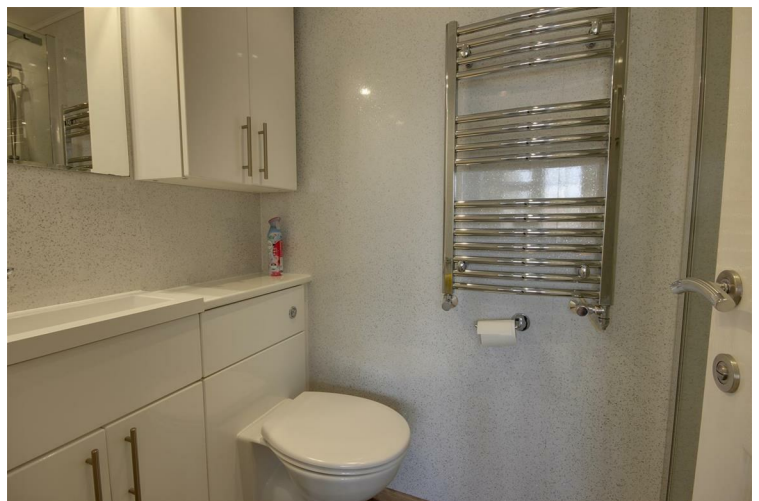
14'3" x 9'4" approx (4.34m x 2.84m approx)

Having an extensive range of fitted furniture with wardrobes and drawers. Bay window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and inset spot lights.



BEDROOM 2

12'8" x 11'11" approx (3.86m x 3.63m approx)
With fitted wardrobes and overhead storage. Vanity sink and window to rear.



BEDROOM 3

10'9" x 9'6" approx (3.28m x 2.90m approx)
With fitted wardrobes and window to rear.



BEDROOM 4

7'10" x 7'0" approx (2.39m x 2.13m approx)
Window to front elevation.



BATHROOM

9'4" x 7'0" approx (2.84m x 2.13m approx)
With modern four piece suite comprising a bath, separate shower enclosure, vanity unit with wash hand basin and PIR-activated mirror above, and low flush W.C. Heated towel rail and window to side.



OUTSIDE

The property occupies a good sized corner plot with an extensive block paved forecourt bounded by a low brick wall with wrought iron railing. The forecourt extends to the front and side providing parking for multiple vehicles and leading onwards to the single detached garage. The rear garden is a delight having a large deck ideal for entertaining which incorporates a modern hot tub which may be available to purchase separately. Steps leads down from the deck to the lawned garden beyond with attractive slate borders and the established apple and pear trees. There is a large shed which may be available to purchase separately.



RAISED DECK



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

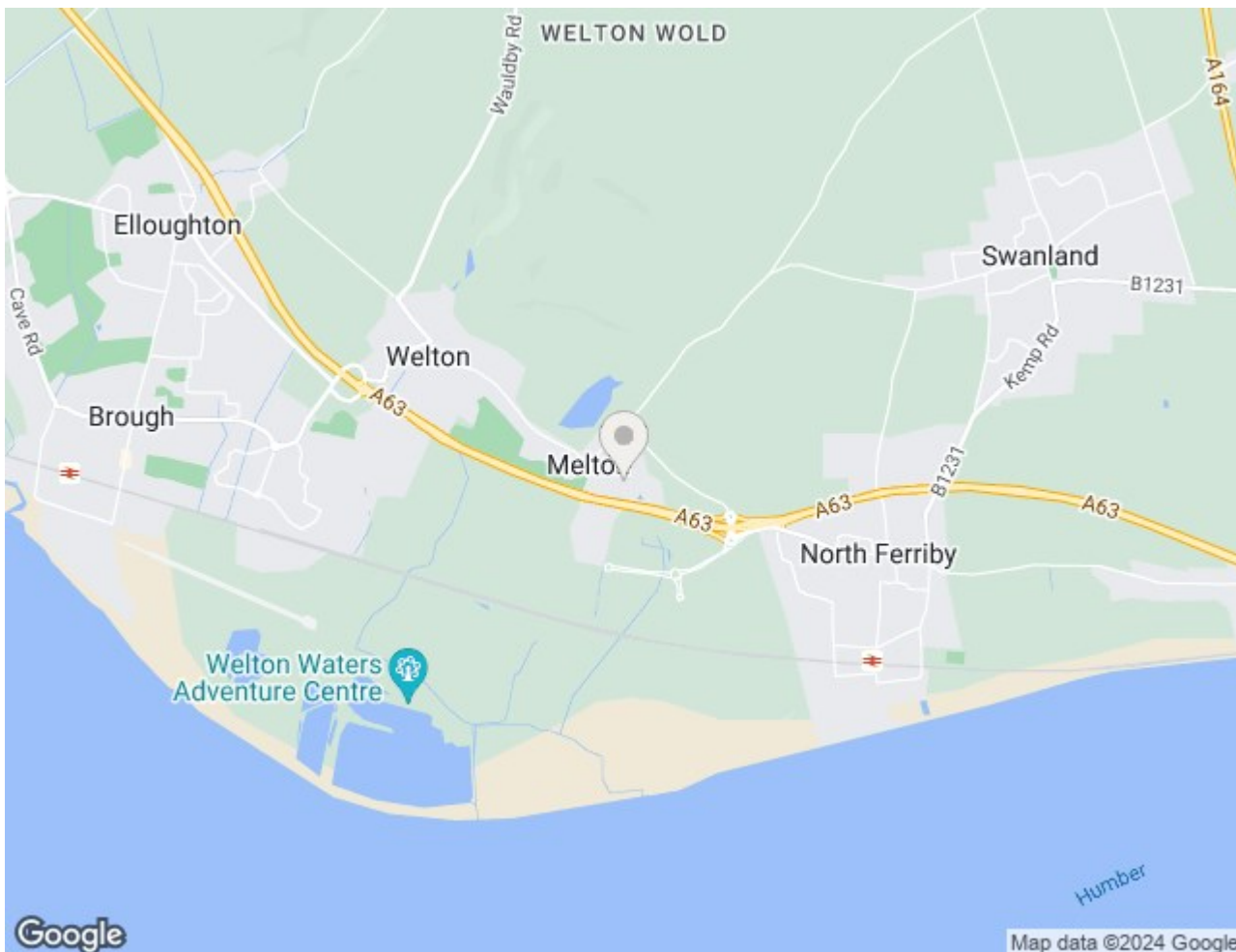
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

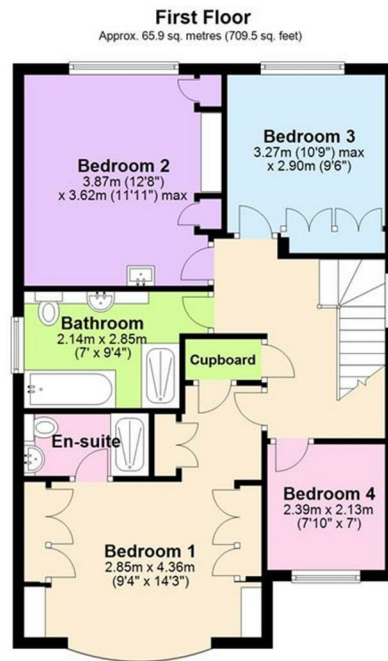
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 164.7 sq. metres (1772.5 sq. feet)

