



3 The Crescent, Welton, Brough, East Yorkshire, HU15 1NS

- 📍 Semi Detached Property
- 📍 Dormer Style Accom.
- 📍 3 Bedrooms
- 📍 Council Tax Band = C
- 📍 Further Potential
- 📍 Good Sized Plot
- 📍 Highly Desirable Location
- 📍 Freehold/EPC = C

£239,950

INTRODUCTION

This dormer style property affords well proportioned accommodation with further scope to remodel/extend (subject to appropriate permissions). Well maintained over the years, the property stands in a good sized plot with excellent parking, garage and a long garden to the rear. The accommodation has the benefit of gas fired central heating to radiators, recently installed uPVC double glazing and is depicted on the attached floorplan. Currently the accommodation briefly comprises an entrance hall, an 'L' shaped living/dining room, breakfast kitchen and a downstairs bedroom and bathroom. Upon the first floor are 2 further double bedrooms plus a shower/W.C. room. The property is approached across a gravelled driveway which provides excellent parking and is flanked by a lawned garden to the front. The long rear garden incorporates a paved patio, lawn and an area ideal for a vegetable plot or installation of a home office or similar. There is a single garage and a workshop attached to the rear.

LOCATION

The Crescent is a highly desirable residential location situated off Park Road. Welton is one of the regions most desirable villages and is clustered around St. Helens church and the pond with a running stream coming down from The Dale. Welton has a well reputed village pub, school and highly reputable secondary school at South Hunsley in the neighbouring village of Melton. Located at the foot of the Yorkshire Wold, many beautiful walks and cycle trails are available. Welton also is ideally placed for immediate access to the A63 leading into Hull City Centre to the east and into the M62/national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough as are a number of supermarkets.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor.

LIVING ROOM

21'2" x 14'8" approx (6.45m x 4.47m approx)
Reducing to 9'0". An 'L' shaped room, stretching across the front of the house with two windows overlooking the front. There is ample area for a dining table and chairs plus a suite. The chimney breast has a feature fire surround with gas fire and fitted cupboards to alcove.



BREAKFAST KITCHEN

12'4" x 9'0" approx (3.76m x 2.74m approx)
Having a selection of fitted units with sink and double drainer, plumbing for automatic washing machine. Window and door to rear. Ample space for a bistro table and chairs.



BEDROOM 3

12'4" x 8'9" approx (3.76m x 2.69m approx)
With deep wardrobe to corner, window to rear.



BATHROOM

With coloured suite comprising low level W.C., wash hand basin and bath.



FIRST FLOOR

LANDING

BEDROOM 1

10'0" x 12'8" approx (3.05m x 3.86m approx)
Up to fitted wardrobes running to one wall. Dressing table return.
Window to side elevation.



BEDROOM 2

10'11" x 10'0" approx (3.35m x 3.05m approx)
With fitted wardrobes, window to front elevation.



SHOWER ROOM

With shower area having an electric shower, W.C..

OUTSIDE

The property is approached across a gravelled driveway which provides excellent parking and is flanked by a lawned garden to the front. The long rear garden incorporates a paved patio, lawn and an area ideal for a vegetable plot or installation of a home office or similar. There is a single garage and a workshop attached to the rear.



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

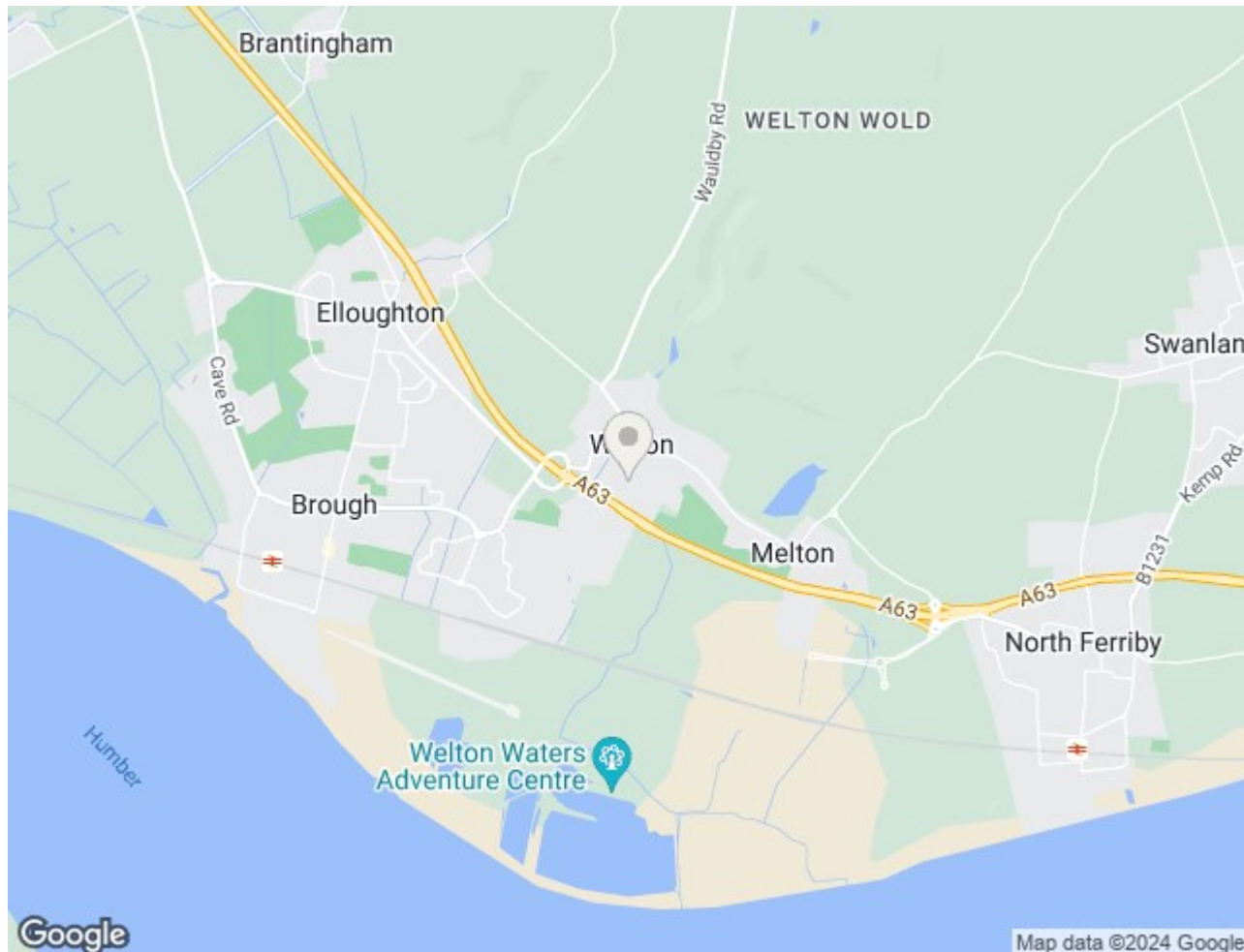
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 60.6 sq. metres (652.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

