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Matthew
Limb
MOVING HOME



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

- 📍 Beautifully Appointed
- 📍 Modern Detached House
- 📍 Four Good Bedrooms
- 📍 Council Tax Band = E
- 📍 Landscaped Garden
- 📍 £££'s of Extras Included.
- 📍 Great Dining Kitchen
- 📍 Freehold/EPC = B

Offers Over £340,000

INTRODUCTION

This superb modern detached house forms part of a high quality recent development within the much sought after West Hull village of Welton. Beautifully appointed and with thousands of pounds of extras, the property has a high specification and an attractive contemporary layout as depicted on the attached floor plan. The property was built in recent times by the well reputed award winning local builders Messer's Beal Homes to a very high quality which has been subsequently further enhanced by the current owners. The accommodation briefly comprises a central hallway, separate lounge with bay window and a particular feature is the dining kitchen with its stunning range of units and host of integrated appliances. There is also a well fitted utility room and downstairs cloaks/WC. Upon the first floor the galleried landing provides access to all four good sized bedrooms, one currently being used as a dressing room, and there is a stylish bathroom. The main bedroom has the benefit of a contemporary en-suite shower room. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. There is also a fully integrated alarm system. Outside a double width driveway provides good off street parking and access to the integral single garage. The rear garden has been attractively landscaped combining an extensive patio, lawn and planted borders. In all a lovely home of which early viewing is strongly recommended.

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 HALL

A central entrance hall with staircase leading up to the first floor and cupboard beneath.



LOUNGE

15'4" (into bay) x 10'7" approx (4.67m (into bay) x 3.23m approx)
Window to front elevation.



DINING KITCHEN

21'0" x 8'10" approx (6.40m x 2.69m approx)
Having an excellent range of fitted base and wall mounted units with quartz worksurfaces with breakfast bar return and a host of appliances including 2 wall mounted ovens, hob, ceiling mounted extractor hood, fridge/freezer, dishwasher, undercounter one and half sink with mixer tap. Attractive tiling to the floor, window to rear and double doors to the garden.



DINING AREA



UTILITY ROOM

Well fitted with a range of units and inset undercounter sink. External access door to side.



CLOAKS/W.C.

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

FIRST FLOOR

GALLERIED LANDING



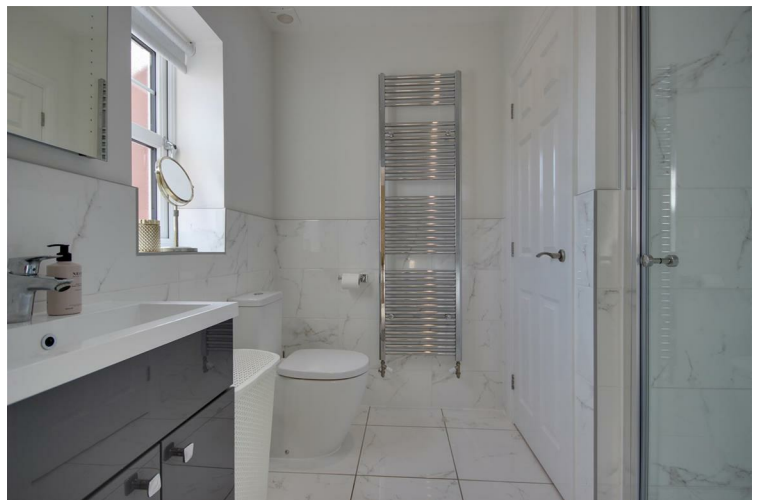
BEDROOM 1

11'4" x 10'3" approx (3.45m x 3.12m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C. and wash hand basin, tiled surround and tiled floor, heated towel rail.



BEDROOM 2

12'5" x 9'6" approx (3.78m x 2.90m approx)
Window tot front elevation.



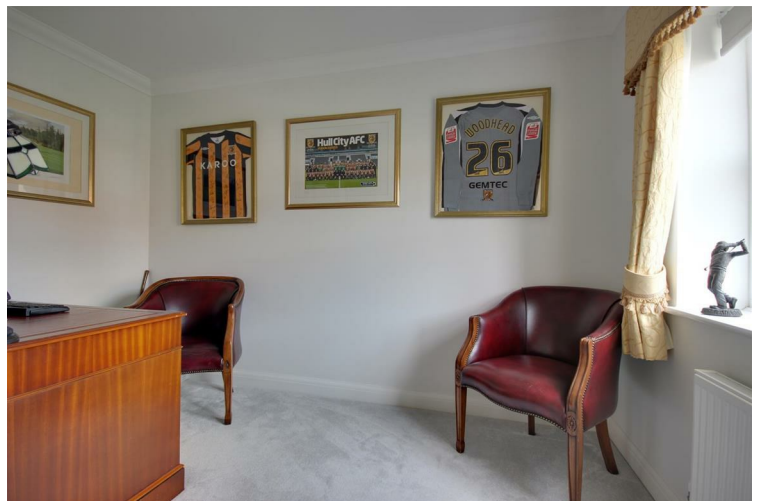
BEDROOM 3

11'5" x 8'0" approx (3.48m x 2.44m approx)
Currently used as a dressing room and having an extensive range of fitted wardrobes. Window to rear elevation.



BEDROOM 4

11'2" x 9'7" approx (3.40m x 2.92m approx)
Window to rear.



BATHROOM

With an attractive suite comprising low level W.C., wash hand basin in cabinet, panelled bath with shower over and screen, tiled surround and flooring.



OUTSIDE

The property is approached across a double width block set driveway which provides good parking adjacent to a lawned garden bounded by attractive shrubbery. The rear garden has been extensively landscaped including a quality patio area which runs across the rear of the house with lawn beyond and well stocked borders. There is also a rear patio to enjoy the sun throughout the day and a garden shed is situated to one corner.



REAR VIEW OF PROPERTY



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

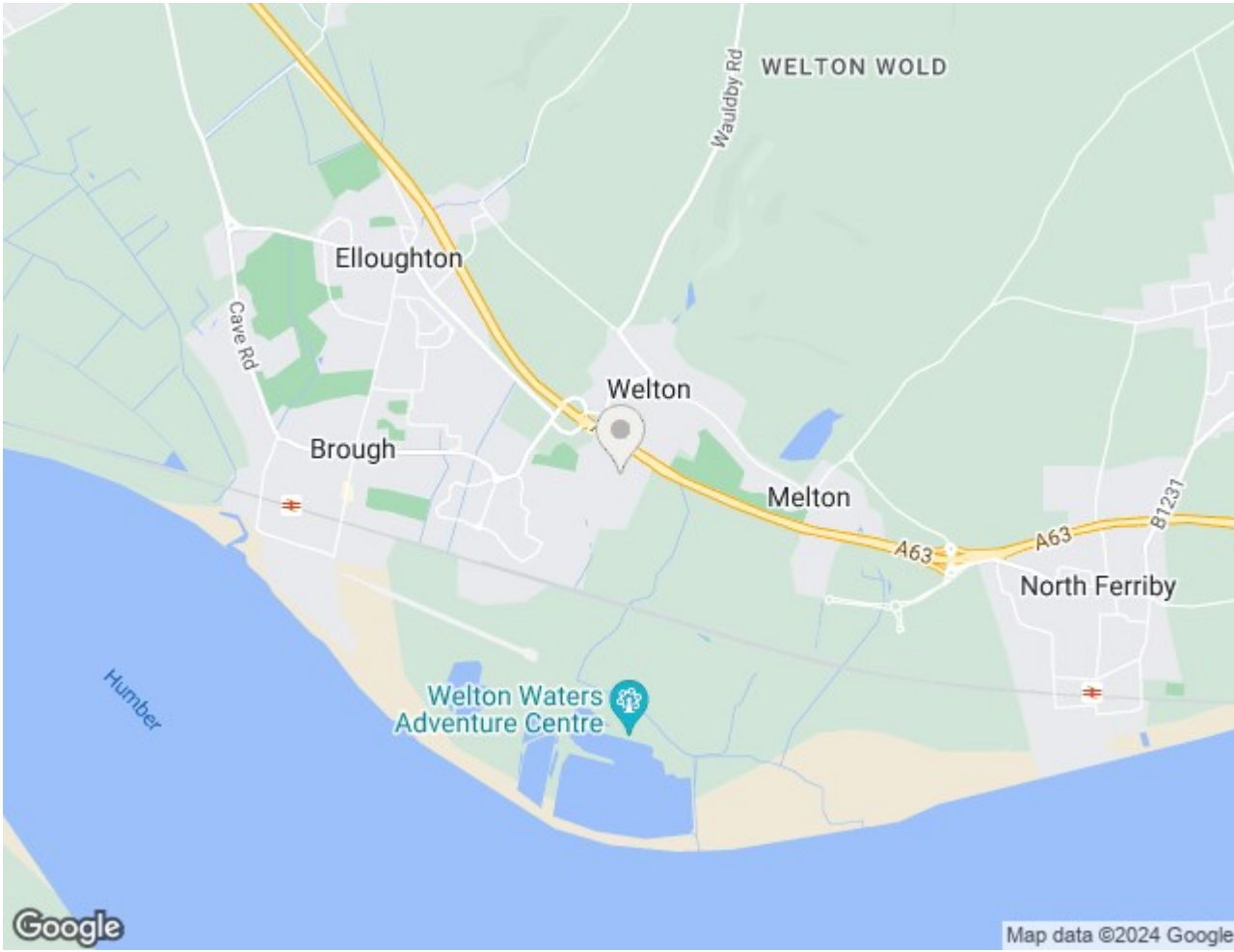
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

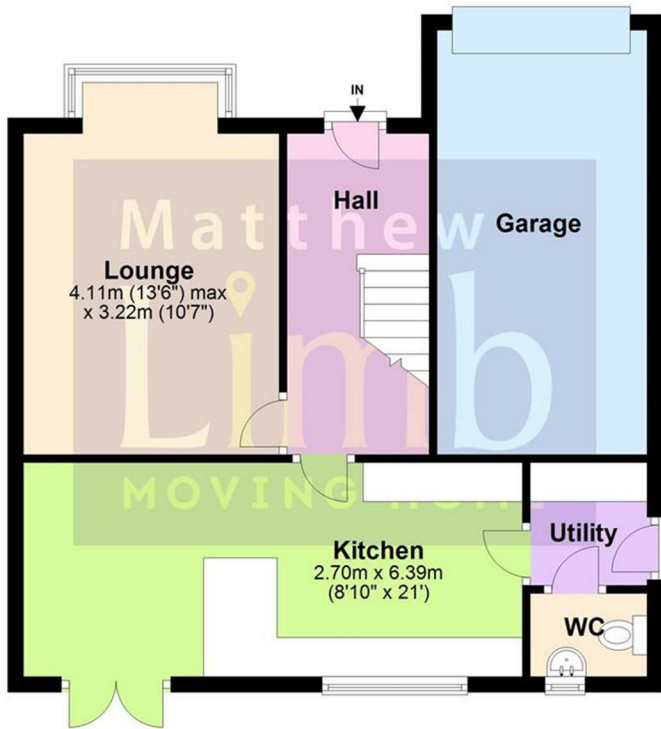
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

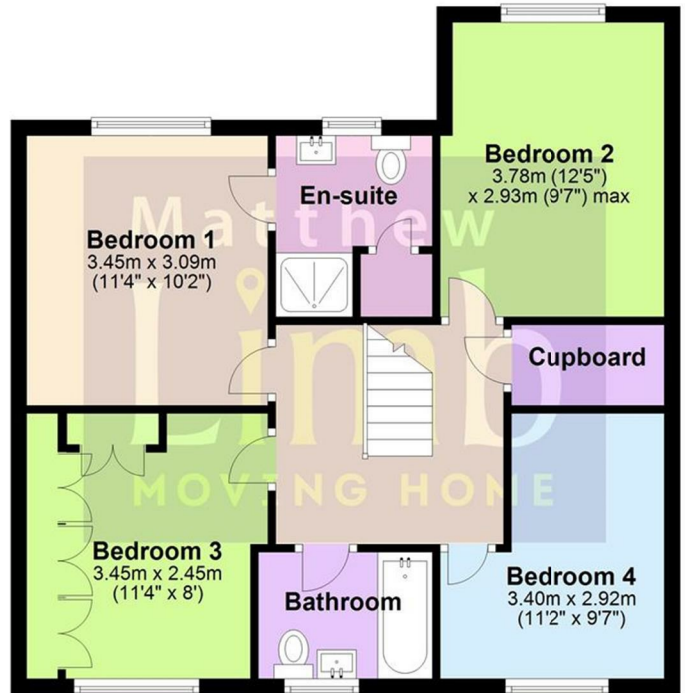
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor



First Floor



Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

