

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*9 East Dale Road, Melton, East Yorkshire, HU14 3HS*

- 📍 Semi Detached House
- 📍 4 Bedrooms
- 📍 South Facing Rear Garden
- 📍 Council Tax Band = C
- 📍 Modern Dining Kitchen
- 📍 Solar Panels
- 📍 Driveway & Garage
- 📍 Freehold/EPC = C

**£272,500**

## INTRODUCTION

This larger than average semi detached house offers 3 bedrooms plus the benefit of a fixed staircase up to a loft area. Complete with solar panels and a recently installed boiler, this attractive home also features a modern kitchen and shower room. The accommodation is depicted on the attached floorplan, briefly comprising, an entrance hallway, cloaks/W.C., separate lounge, dining kitchen and conservatory. Upon the first floor are 3 bedrooms and a bathroom. A fixed staircase from the landing leads up to the 4th bedroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Externally there is ample parking provision and a driveway leads onwards to a single garage. The rear garden enjoys a southerly aspect and has been set out for ease of maintenance being predominantly paved and incorporating a composite decked patio to one corner. There is also a raised ornamental pond. In all, the property is located close to the well renowned South Hunsley secondary school, making this an ideal purchase for the growing family.

## LOCATION

Melton and Welton are attractive villages situated to the West of Hull. The well reputed secondary school and sixth form college of South Hunsley lies nearby and the neighbouring village of Brough offers a wide variety of shops recreational facilities and amenities including a mainline railway station. East Dale Road is ideally placed for convenient access to the Humber Bridge and the A63/M62 motorway network ideal for those looking for quick access to Hull City Centre to the east or other regional business centres to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off.

### CLOAKS/W.C.

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

### LOUNGE

15'5" x 11'9" approx (4.70m x 3.58m approx)

With large picture window to the front elevation. The chimney breast houses a feature fire surround with marble hearth and back plate housing a "living" flame gas fire.



## DINING KITCHEN

18'3" x 12'0" approx (5.56m x 3.66m approx)

With a recently installed range of dual toned units, contemporary work surfaces and integrated oven, 4 ring gas hob, filter hood above and dishwasher. Window overlooking the rear garden, cylinder cupboard to corner. Ample area for table and chairs. Door to conservatory.



## CONSERVATORY

9'6" x 7'9" approx (2.90m x 2.36m approx)

An insulated conservatory with aspect across the rear garden and doors providing access out.



## FIRST FLOOR

## LANDING

With window to side. Further staircase leading up to the loft area.

## BEDROOM 1

13'9" x 12'0" approx (4.19m x 3.66m approx)  
(wall to wall). With fitted wardrobes and drawers running to one wall, window to front elevation.



## BEDROOM 2

12'1" x 10'7" approx (3.68m x 3.23m approx)  
(wall to wall). With fitted wardrobes and cupboards running to one wall, window to rear elevation.



## BEDROOM 3

7'10" x 6'0" approx (2.39m x 1.83m approx)  
Window to front elevation.



## BATHROOM

With modern suite comprising concealed flush W.C., wash hand basin, panelled bath, shower area with glazed screen, heated towel rail.



## SECOND FLOOR

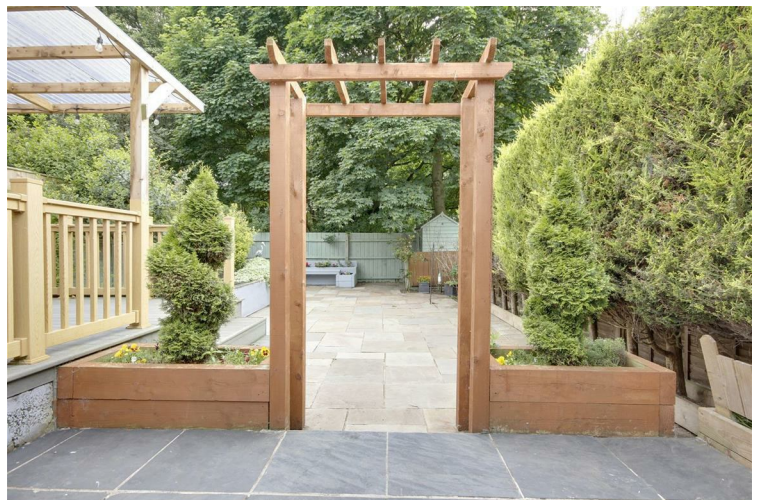
### BEDROOM 4

18'1" x 12'10" approx (5.51m x 3.91m approx)  
With two Velux windows, decorated, carpet to floor, power and light supply available.



## OUTSIDE

Externally there is ample parking provision and a driveway leads onwards to a single garage. The rear garden enjoys a southerly aspect and has been set out for ease of maintenance being predominantly paved and incorporating a composite decked patio to one corner. There is also a raised ornamental pond.





## REAR VIEW



## SERVICES

All mains services are connected.

## SOLAR PANELS

The property has the benefit of solar panels fitted to the rear south facing roof. The property benefits from a "feed in" tariff.

## 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.

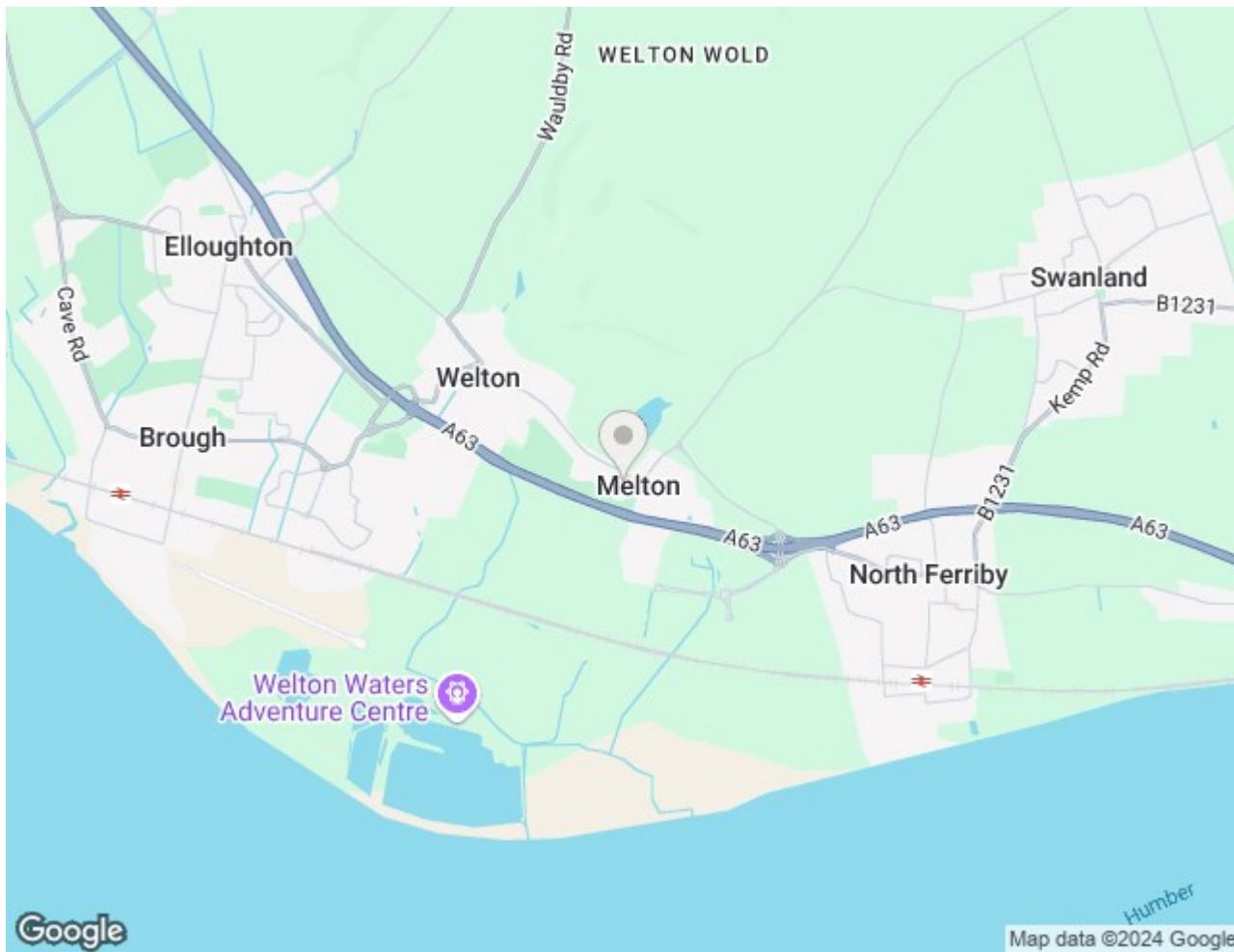


## PHOTOGRAPH DISCLAIMER

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.

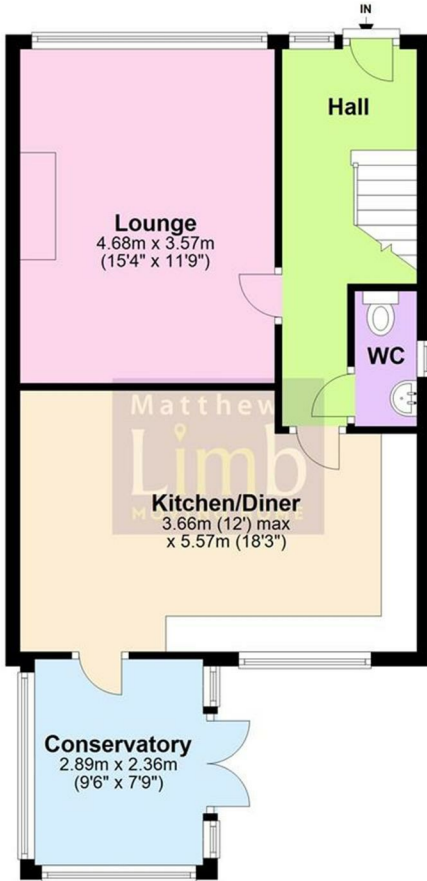
## VALUATION SERVICE

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.



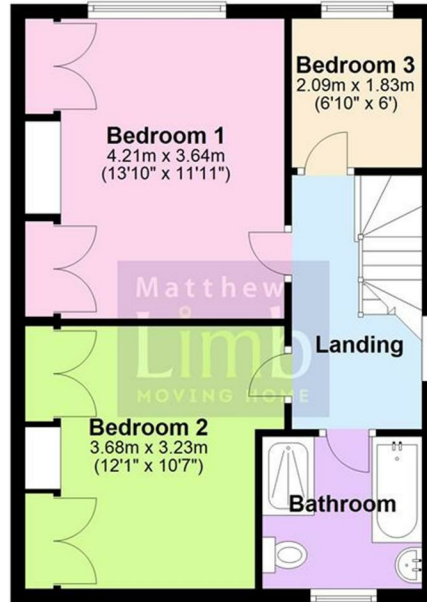
### Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



### Second Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

