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Matthew  
**Limb**  
MOVING HOME



*20 Ladywell Gate, Welton, East Yorkshire, HU15 1NL*

- 📍 Great Location in Village
- 📍 Attractive Rear Garden
- 📍 Semi Detached House
- 📍 Good parking & Garage
- 📍 3 Bedrooms
- 📍 Viewing a Must
- 📍 Council Tax Band = C
- 📍 Freehold/EPC = D

**£259,950**

## INTRODUCTION

This lovely 3 bedroomed semi detached house stands in a great position, close to the picturesque village centre in what is a highly desirable location. Attractively situated, partly behind a historic brick wall, this 3 bedroomed semi detached house is approached across a driveway with additional parking which leads onwards to the garage. Well presented accommodation is arranged over two floors, as depicted on the attached floorplan, and boasts gas fired central heating to radiators and uPVC double glazing. The ground floor briefly comprises an entrance hallway with cloak/W.C., lounge with attractive fireplace, rear dining room and kitchen. Upon the first floor are 3 good sized bedrooms and a bathroom. The rear garden is a particular feature having been landscaped over the years to incorporate stunning paved patio areas with a glazed balustrade and steps lead down to the lawn beyond. The property occupies an elevated position and from upstairs provides some fabulous views across the chimney pots, over the Humber Estuary and onwards to the Lincolnshire Wolds.



## LOCATION

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

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With window to side, staircase to first floor with glass and oak balustrade and attractive flooring.



### W.C.

Low Level W.C. and wash hand basin.

## LOUNGE

15'4" x 11'9" approx (4.67m x 3.58m approx)

Having as its focal point, a feature fire surround with marble effect hearth and back plate housing a "living flame" decorative fire (not connected). Window to front elevation. Access door through to the dining room.



## DINING ROOM

12'0" x 9'0" approx (3.66m x 2.74m approx)

Overlooking the rear garden and with a door leading out to the patio.



### *KITCHEN*

10'1" x 8'9" approx (3.07m x 2.67m approx)

Having a selection of fitted units with work surfaces, sink and drainer, 4 ring gas hob with extractor hood above, oven, plumbing for a dishwasher and washing machine, tiled surround and tiling to the floor, drying rack to the ceiling. Window to rear elevation and external access door to side.



### *FIRST FLOOR*

#### *LANDING*

Window to side elevation.

### *BEDROOM 1*

14'0" x 11'10" approx (4.27m x 3.61m approx)  
Window to front elevation, wardrobe.



### *BEDROOM 2*

13'5" x 11'9" approx (4.09m x 3.58m approx)  
With a range of fitted wardrobes and a cylinder cupboard to one corner. The window to the rear provides some far reaching views across chimney pots and onward to Lincolnshire Wolds.



### *VIEW*



### *BEDROOM 3*

7'10" x 7'10" approx (2.39m x 2.39m approx)



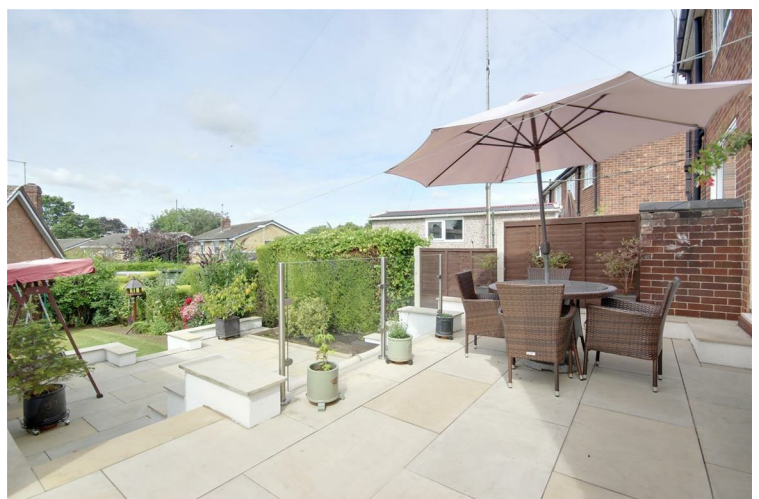
### *BATHROOM*

With suite comprising low level W.C., wash hand basin with cabinet, bath having a shower above and screen, tiling to the walls and floor, heated towel rail.



## OUTSIDE

Occupying a wider than average plot with its entrance flanked by attractive walls, the front garden has a combination of planted beds, lawn, driveway and extra parking. A block set driveway leads onwards to the single garage. The rear garden is a particular feature having been landscaped with a superb paved terrace on two levels, complete with a glass balustrade and steps leading down to the lawned garden beyond. There are mature hedges to the borders.



*REAR VIEW*



*DRIVEWAY*



*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.

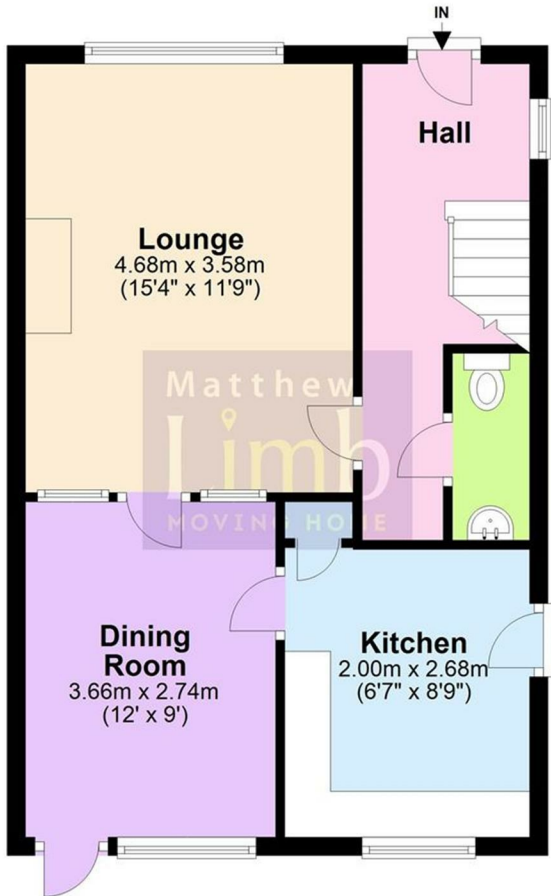
### *VALUATION SERVICE*

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.



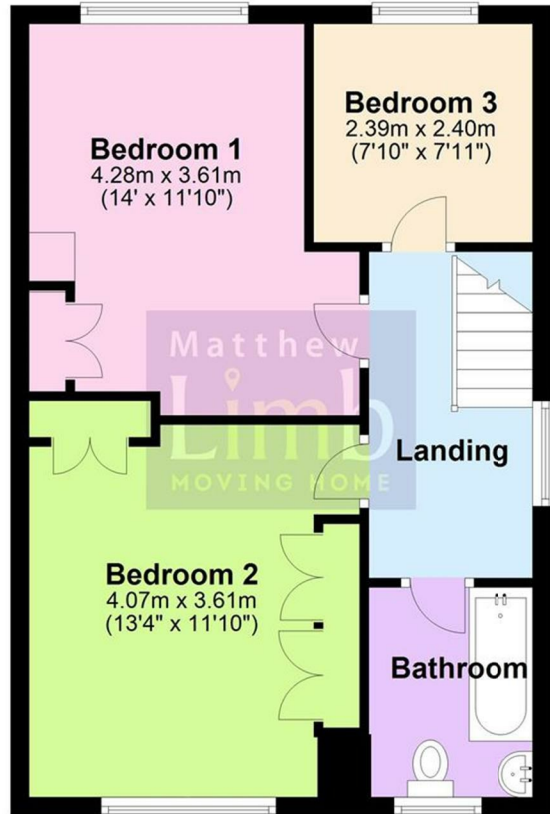
### Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

