



3 Raikes Court, Welton, East Yorkshire, HU15 1PG

- 📍 Attractive Townhouse
- 📍 Courtyard Setting
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = C
- 📍 Lounge/Diner
- 📍 Parking & Garage
- 📍 Sought After Village
- 📍 Freehold / EPC = D

£215,000

INTRODUCTION

Standing in an elevated position within an attractive courtyard setting is this modern townhouse which provides some stunning far reaching views from the upper floor. The courtyard itself provides parking and the property has its own single garage. Situated within one of the regions most sought after villages, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, ground floor shower room/cloaks/W.C., through lounge diner with patio doors leading out to the garden, kitchen, three good bedrooms, and contemporary bathroom.

Outside, the gardens have been laid out for ease of maintenance. To the front are gravelled garden areas and there is a south facing patio. To the rear lies a paved and gravelled garden which is not directly overlooked. Viewing strongly recommended to appreciate the appeal on offer.

LOCATION

Welton is one of the region's most picturesque and desirable villages which is clustered around St Helen's church and village pond with running stream from the dale. Parliament Street is a one-way street which leads from Cowgate close to the centre of the village. The village has a well reputed village pub and further facilities and amenities. Schooling can be found within the neighbouring villages of Brough and Elloughton. Welton village is located at the foot of the Yorkshire Wolds where many beautiful walks are available. Welton is ideally placed for immediate access to the A63 leading to Hull city centre, the motorway network via the M62 to the west and the market town of Beverley is within easy reach. There is a mainline railway station nearby at Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor off.

SHOWER ROOM/CLOAKS/W.C.

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.

LOUNGE/DINER

20'5" x 15'2" approx (6.22m x 4.62m approx)

Narrowing to 10'1" approx.

With distinct zones for lounge and dining. The lounge has a feature brick fireplace and a window to the front elevation. The dining area has sliding patio doors giving access to the rear garden



KITCHEN

9'5" x 7'10" approx (2.87m x 2.39m approx)

With fitted base and wall units, laminate worksurfaces, sink and drainer, cooker point, space for fridge/freezer and plumbing for a washing machine. Window and external access door to rear.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

11'7" x 9'5" approx (3.53m x 2.87m approx)

With fitted wardrobes and overhead storage. Window to rear.



BEDROOM 2

10'9" x 8'6" approx (3.28m x 2.59m approx)

With fitted wardrobe and overhead storage. Window to front.



BEDROOM 3

7'6" x 6'4" approx (2.29m x 1.93m approx)
With built in wardrobe and window to front.



BATHROOM

With contemporary suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



OUTSIDE

Outside, the gardens have been laid out for ease of maintenance. To the front are gravelled garden areas and there is a south facing patio. To the rear lies a paved and gravelled garden which is not directly overlooked. Viewing strongly recommended to appreciate the appeal on offer.



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.

VIEWING APPOINTMENT

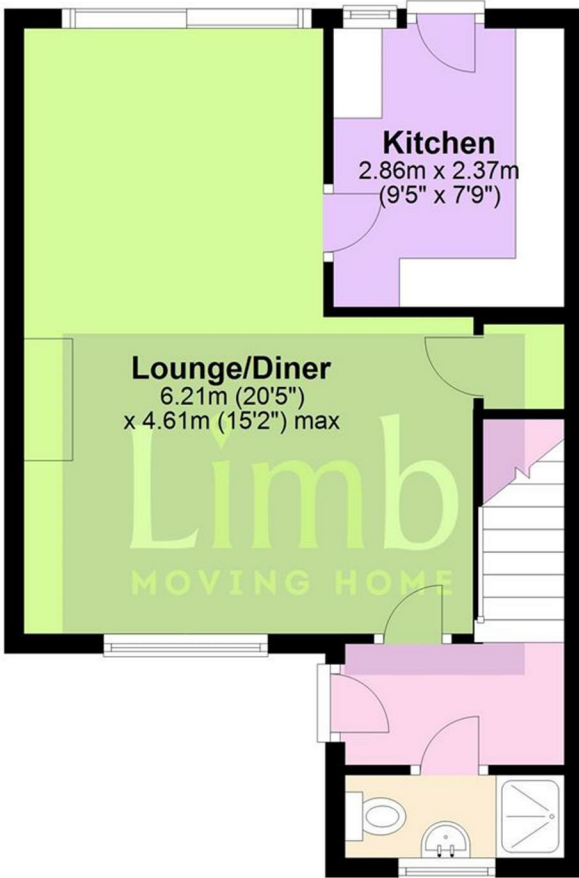
TIMEDAY/DATE

SELLERS NAME(S)



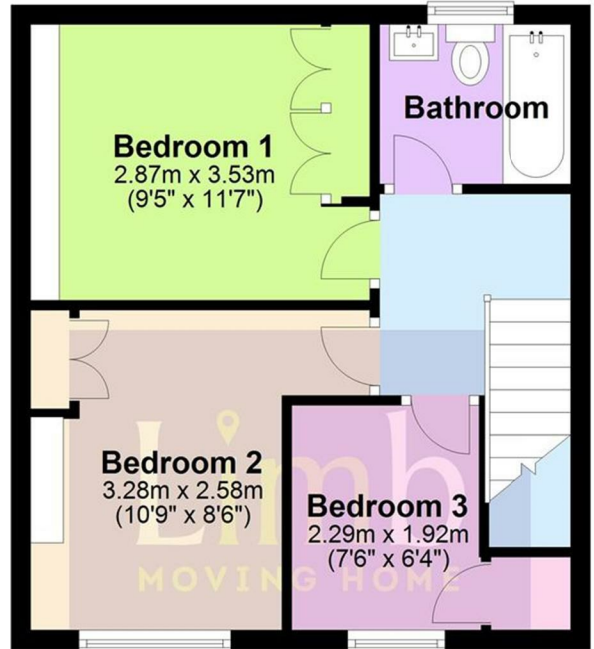
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 74.4 sq. metres (800.3 sq. feet)

