

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



2 Brookside, Welton, East Yorkshire, HU15 1PB

- 📍 Charming Period Cottage
- 📍 Centre of the Village
- 📍 'Wren' fitted Kitchen
- 📍 Council Tax Band = C
- 📍 Delightfully Located
- 📍 Two Bedrooms
- 📍 Garden & Outbuildings
- 📍 Freehold/EPC = D

£220,000

INTRODUCTION

We are delighted to offer for sale this charming period cottage situated in this picturesque setting in the heart of Welton's conservation area. The delightful and leafy location overlooks the village stream and is next to the historic St Helen's Church. Beautifully presented and full of character, the accommodation has been sympathetically enhanced by the current owners in recent years to combine period features with contemporary fittings, in particular a Wren fitted kitchen.

A true cottage with great character, the property also has an enclosed rear garden area with outbuildings. The accommodation offers a lounge with log burner, shaker-style fitted kitchen with integrated appliances, two first floor bedrooms and a stylish traditional bathroom suite with shower facility. The property has gas-fired central heating, underfloor heating in the dining kitchen and a mix of sealed unit double glazed sash windows and some uPVC double glazing to the rear. Parking is generally available on the street outside. All in all, one not to be missed!

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. Brookside runs alongside Cowgate within 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:



LOUNGE

13'2 x 13'0 (4.01m x 3.96m)

With fireplace with stone hearth and log burning stove, alcove storage and shelving, TV point, wall panelling, wall light points, coving and windows to the front and side with shutters, feature flooring.



DINING KITCHEN

13'4 x 10'1 (4.06m x 3.07m)

With a recently fitted 'Wren' kitchen with a range of shaker-style fitted floor and wall units incorporating built-in appliances comprising single oven, microwave oven, induction hob and fridge/freezer, Belfast sink with mixer tap, oak work surfaces and upstands, wine rack, cupboard housing gas-fired boiler, wall panelling, window to the side and uPVC double glazed window overlooking the rear garden and tiled flooring with electric underfloor heating. Stairs to first floor level. Door to rear garden.



KITCHEN



DINING AREA



FIRST FLOOR

LANDING

Door to:

BEDROOM 1

13'2 x 13'0 (4.01m x 3.96m)

A light and airy room with two shuttered double glazed sash windows overlooking the stream, fitted wardrobes, wall light points, wall panelling, TV point, coving and loft access hatch.



VIEW TO THE FRONT



BEDROOM 2

10'2 x 10'0 (3.10m x 3.05m)

With fitted wardrobe, inlaid spotlights, wall panelling and uPVC double glazed window. Note - there is restricted head height to part of this room.



BATHROOM

With a stylish traditional-style suite comprising bath with mixer tap and rainhead shower over, shower screen, vanity basin with cupboards under and low flush WC, some tiling, wall panelling, inlaid spotlights, coving, tiled floor and window to the front elevation.



OUTSIDE

The property fronts onto Brookside and parking is generally available in the street scene.



GARDEN

An attractive enclosed gravelled garden area lies to the rear of the property with a range of outbuildings/storage with plumbing for automatic washing machine and WC. A side passage leads to the street to which the neighbour also has a pedestrian right of access.



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

Fitted carpets and window shutters are included in the sale other fixtures and fittings other than those specified in the brochure may be available by 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.



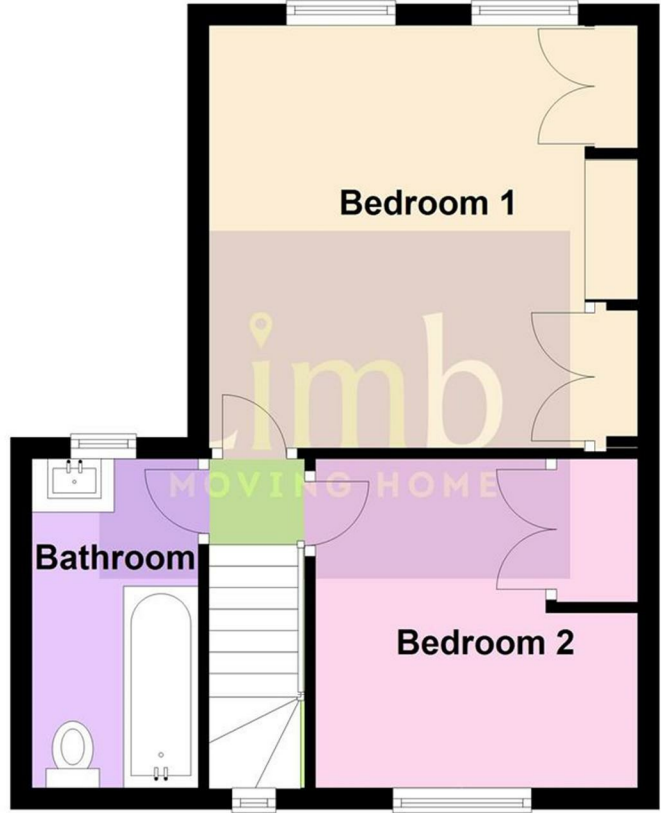
Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 62.4 sq. metres (671.3 sq. feet)

