

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



21 Melton Old Road, Melton, East Yorkshire, HU14 3HP

- 📍 Detached House
- 📍 Four Beds/Two Baths
- 📍 Dual Aspect Lounge
- 📍 Council Tax Band = F
- 📍 Modern Kitchen + Dining Room
- 📍 Lovely Gardens
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = C

Offers Over £400,000

INTRODUCTION

This superb detached house enjoys a lovely position set well back from the road with an extensive lawned garden to the front and a driveway leading up to the double garage. The immaculately presented accommodation is complemented by uPVC double glazing and gas central heating. Depicted on the attached floorplan, the accommodation comprises a spacious and welcoming entrance hallway, cloaks/W.C., dual aspect lounge with bi-folding doors to the garden, separate dining room and a breakfast kitchen with appliances. Upon the first floor is the main bedroom with fitted wardrobes and en-suite shower room. There are two further double bedrooms and a good sized single bedroom served by the family bathroom.

To the rear is a large garden which is mainly lawned with patio area and attractive borders plus a garden shed.



LOCATION

The property is located on a "no thru" road" since the opening of the new A63 road layout which makes this a most appealing residential location. There is easy access to the neighbouring village of Welton, North Ferriby and Swanland. The nearby South Hunsley Academy, which regularly features highly in the league tables for East Riding lies within a short walk. The nearby village of Brough provides the area with more extensive facilities including a wide range of shops and amenities, in addition to having its own mainline railway station. The location is ideal for commuting with immediate access available to the A63 leading into the M62 motorway network to the west or into Hull city centre to the east.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with staircase leading to the first floor.



CLOAKS/W.C.

With contemporary suite comprising a low flush W.C. and wash hand basin with vanity cupboard under. Window to rear.



LOUNGE

22'9" x 13'6" approx (6.93m x 4.11m approx)

With feature fire surround housing a living flame gas fire, window to front and bi-folding doors leading out to the rear garden.



DINING ROOM

11'11" x 10'0" approx (3.63m x 3.05m approx)
Window to front.



KITCHEN

12'4" x 11'11" approx (3.76m x 3.63m approx)
Having a range of fitted base and wall units with laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, Rangemaster cooker with filter hood above, integrated appliances including a microwave, washing machine, dishwasher, fridge and freezer. Tiling to the floor, windows to side and rear. External access door to side.



FIRST FLOOR

LANDING

With loft access hatch and window to rear.

BEDROOM 1

12'1" x 10'11" approx (3.68m x 3.33m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



BEDROOM 2

13'7" x 12'2" approx (4.14m x 3.71m approx)
With fitted wardrobes with mirrored sliding doors. Window to rear.



BEDROOM 3

11'4" x 10'4" approx (3.45m x 3.15m approx)
With fitted wardrobes and window to front.



BEDROOM 4

12'0" x 5'11" approx (3.66m x 1.80m approx)
With cylinder cupboard and window to rear.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, window to front.



OUTSIDE

An extensive lawned garden extends to the front with attractive shrubbery and a side drive provides excellent off street parking and leads onwards to the detached double garage. Within the garage is a utility area with fitted units and space for a tumble dryer and other appliances. The good sized rear garden is mainly lawned with patio area. There is also a garden shed.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

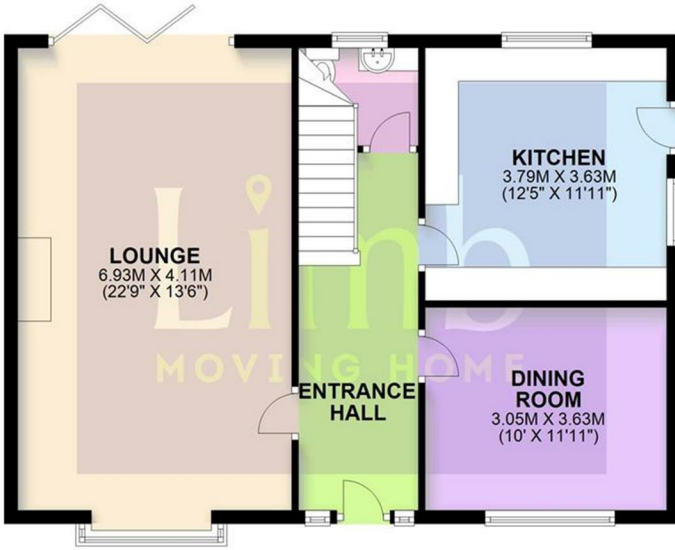
VALUATION SERVICE

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. 67.8 SQ. METRES (729.9 SQ. FEET)



FIRST FLOOR

APPROX. 67.5 SQ. METRES (727.0 SQ. FEET)



TOTAL AREA: APPROX. 135.3 SQ. METRES (1456.8 SQ. FEET)
21 MELTON OLD ROAD, MELTON

