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Limb
MOVING HOME



4 Fairfield View, Welton, Brough, East Yorkshire, HU15 1PZ

- 📍 Modern Detached House
- 📍 Well Planned Accom.
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band E

- 📍 Kitchen + Utility
- 📍 Lounge with Log Burner
- 📍 Cul-de-Sac Location
- 📍 Freehold/EPC = C

£315,000

INTRODUCTION

Situated within a small residential cul-de-sac off Common Lane is this well planned detached house ideal for family occupation. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hall, downstairs cloaks/WC, separate lounge with log burner, dining room, good sized breakfast kitchen with extension and a large utility room. At first floor are four good sized bedrooms, bathroom and an en-suite shower room to bed. 1. Gas fired central heating to radiators and uPVC double glazing is installed. To the front of the property lies a garden area with an adjacent side drive providing good parking and access to the detached single garage. The rear garden is mainly lawned complimented by a patio area and has mature borders which provide much seclusion.

LOCATION

Fairfield View is a sought after residential cul-de-sac situated off Broadley Way and accessed via Common Lane. Common Lane itself lies to the south of Welton village centre. The delightful village of Welton is clustered around an attractive church, stream and pond. Welton is ideally placed for convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west. The surrounding area has the benefit of well reputed junior and secondary schooling including South Hunsley and there are an excellent range of shops and amenities to be found in the neighbouring village of Brough together with a mainline railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

CLOAKS/WC

With low level WC and wash hand basin.

LOUNGE

16'1" x 11'7" approx (4.90m x 3.53m approx)

The chimney breast houses a stunning log burner. Window to front elevation. Double doors lead through to the dining room.



DINING ROOM

11'7" x 8'9" approx (3.53m x 2.67m approx)
With double doors leading out to the garden.



BREAKFAST KITCHEN

13'10" x 11'7" approx (4.22m x 3.53m approx)
Having a range of shaker style base and wall mounted units, wooden work surfaces and a range cooker with extractor hood above, Belfast sink and an integrated dishwasher. Window to rear. Wide opening through to the kitchen extension



KITCHEN EXTENSION

13'6" x 7'4" approx max (4.11m x 2.24m approx max)
A particularly spacious area with a range of fitted units running to one wall and integrated fridge and freezer. Windows to front and rear, external access door to rear.



UTILITY ROOM

5'10" x 5' approx (1.78m x 1.52m approx)
With plumbing for automatic washing machine, external access door to side.

FIRST FLOOR

LANDING

With access to roof void. Cylinder cupboard to corner.

BEDROOM 1

13'2" x 11'8" approx (4.01m x 3.56m approx)
With fitted wardrobes. Window to front elevation.



EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle. Tiling to the walls and floor.



BEDROOM 2

15'10" x 8'3" approx (4.83m x 2.51m approx)
With fitted furniture comprising wardrobes, storage cupboards,
drawers and dressing table. Window to front elevation.



BEDROOM 3

10' x 8'4" approx (3.05m x 2.54m approx)
Window to rear elevation.



BEDROOM 4

10' x 8'6" approx (3.05m x 2.59m approx)
Window to rear elevation.



BATHROOM.

With suite comprising low level WC, wash hand basin and bath with shower over and screen. Tiling to the walls and floor. Heated towel rail.



OUTSIDE

To the front of the property lies a garden area with an adjacent side drive providing good parking and access to the detached single garage. The rear garden is mainly lawned complimented by a patio area and has mature borders which provide much seclusion.



TENURE

Freehold

COUNCIL TAX BAND

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

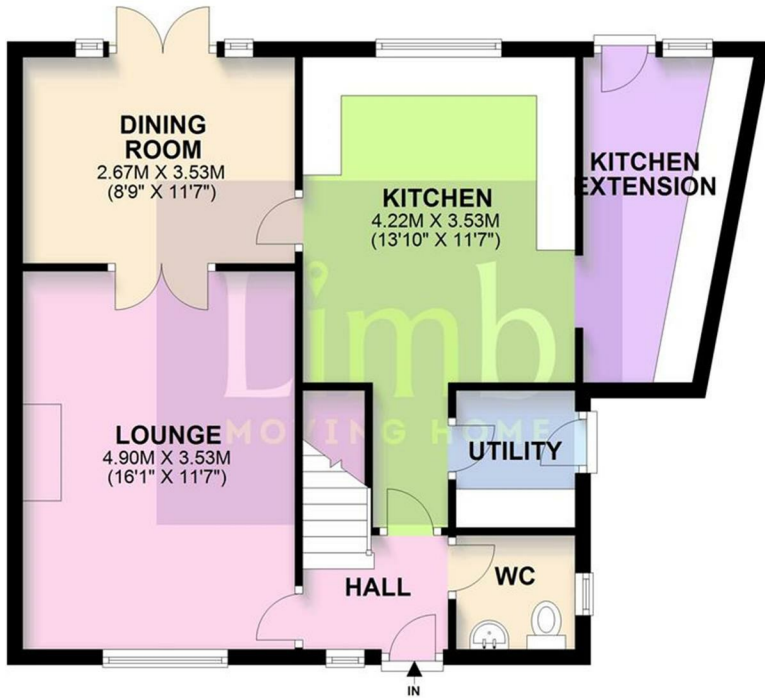
VALUATION SERVICE

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.



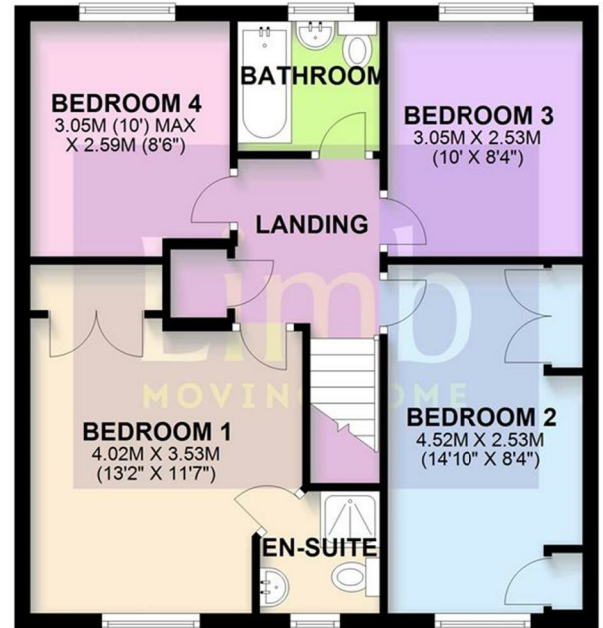
GROUND FLOOR

APPROX. 63.1 SQ. METRES (678.8 SQ. FEET)



FIRST FLOOR

APPROX. 55.0 SQ. METRES (591.8 SQ. FEET)



TOTAL AREA: APPROX. 118.1 SQ. METRES (1270.7 SQ. FEET)
4 FAIRFIELD VIEW

