

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*3 Beech Drive, Melton, East Yorkshire, HU14 3HQ*

- 📍 Substantial Detached House
- 📍 5 Beds/3 Baths
- 📍 Modern Accommodation
- 📍 Council Tax Band = E
- 📍 Approx. 0.5 Acre
- 📍 Excellent Outside Space
- 📍 2 x Garages
- 📍 Freehold/EPC = C

**£525,000**

## INTRODUCTION

A great family home which offers plenty of space both inside and out. The original house has been substantially extended over the years and more recently modernised to provide comfortable 5 bedroomed accommodation including a main bedroom with dressing area and en-suite. The spacious and versatile living accommodation features an extended lounge and dining room, separate study/sitting room and a fabulous open plan kitchen with breakfast area off. Practicalities are taken care of with a large utility room and cloaks/W.C.. The property is situated at the bottom of a small private lane and upon arriving, the plot opens out to approximately 0.5 acre overall. There is parking to the front and a large garage with access door to both front and rear. There is also an additional garage/workshop plus various store. Extensive grounds predominantly enjoy a south facing aspect and are mainly lawned with mature borders providing seclusion and screening from the A63. There are patio areas and a number of covered areas including space for a bar.

## LOCATION

Melton is a quiet residential village, part of a very popular residential area including the villages of Welton and North Ferriby. This tranquil village has an attractive pond and its desirability has been enhanced significantly now that there is no passing traffic due to Melton Old Road being a "No Through" Road. The location is also extremely convenient as instant access can be gained to the A63 which leads to Hull City Centre to the east or the national motorway network to the west. The area provides a good range of amenities and recreational facilities, particularly in the neighbouring villages of Welton, Brough, North Ferriby and Swanland. Brough also has a mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A hallway with staircase leading to first floor off.



## LIVING KITCHEN

22'8" x 19'8" approx (6.91m x 5.99m approx)

Having a range of striking contemporary fitted units with island and breakfast bar area. There are two integrated ovens, induction hob with extractor, dishwasher and wine chiller. There is a one and a half sink and drainer, tiled surround to units. Window overlooking the rear garden and double doors opening out to the patio.



## BREAKFAST ROOM

12'0" x 9'7" approx (3.66m x 2.92m approx)  
In an open plan style situated off the kitchen.



## LOUNGE

20'5" x 11'0" approx (6.22m x 3.35m approx)  
With picture window overlooking the rear garden and windows to either side of the chimney breast which houses a log burner. A wide opening provides access through to a dining area.



## DINING AREA

15'8" x 8'5" approx (4.78m x 2.57m approx)

With double doors to both front and one side into a covered seating area with fitted units, plumbing for automatic washing machine, external access door to rear.



## STUDY/SITTING

13'1" x 7'8" approx (3.99m x 2.34m approx)

Double doors to the front elevation. Fitted shelves.



## W.C.

Low level W.C. and wash hand basin.

## FIRST FLOOR

## LANDING

With windows to front elevation.



## BEDROOM 1

18'4" x 12'1" approx (5.59m x 3.68m approx)  
With window overlooking the rear garden.



## DRESSING ROOM

With windows to front and side elevations. Situated off the dressing room is access through to 'his and hers' "walk in wardrobes.

## EN-SUITE BATHROOM

With low level W.C., wash hand basin and an oval shaped bath.



## BEDROOM 2

11'3" x 9'0" approx (3.43m x 2.74m approx)  
Window to rear elevation. Door to "walk in" wardrobe/cupboard.



## BEDROOM 3

10'2" x 9'1" approx (3.10m x 2.77m approx)  
With wardrobes running to one wall, window to rear elevation.



## BEDROOM 4

9'1" x 8'3" approx (2.77m x 2.51m approx)  
Upto fitted wardrobes running to one wall, window to rear.



## BEDROOM 5

12'0" x 9'4" approx (3.66m x 2.84m approx)  
Window to front elevation./

## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle.

## BATHROOM

With suite comprising low level W.C., wash hand basin in cabinet, bath with shower over and screen, tiling to walls.



## OUTSIDE

The property is situated at the bottom of a small private lane and upon arriving at the plot opens out to approximately 0.5 acre. There is plenty of parking to the front and a large garage with access doors to both front and rear elevations. The garage measures approximately 19'0" x 15'6". To the rear of the garage there is a boiler room housing the gas fired central heating boiler. There is also an additional garage/workshop measuring approximately 26'0" x 16'0" approx. with a power and light supply installed. The extensive grounds predominantly enjoy a south facing aspect and are mainly lawned with mature borders providing seclusion and screening from the A63. There is a sheltered BBQ area and covered areas, one being ideal for a bar. There is also a summerhouse and greenhouse.



## SIDE GARDEN



## 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 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

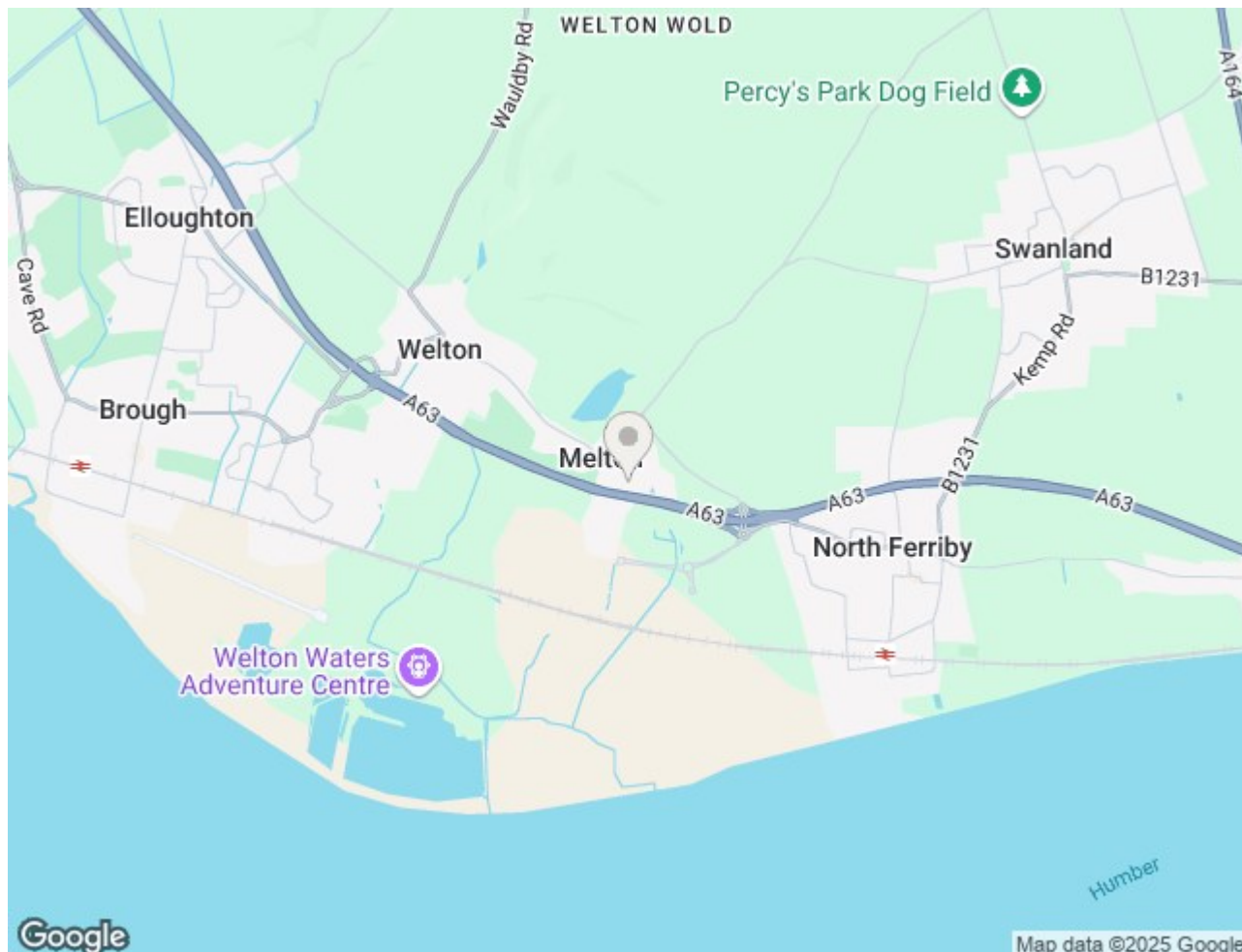
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

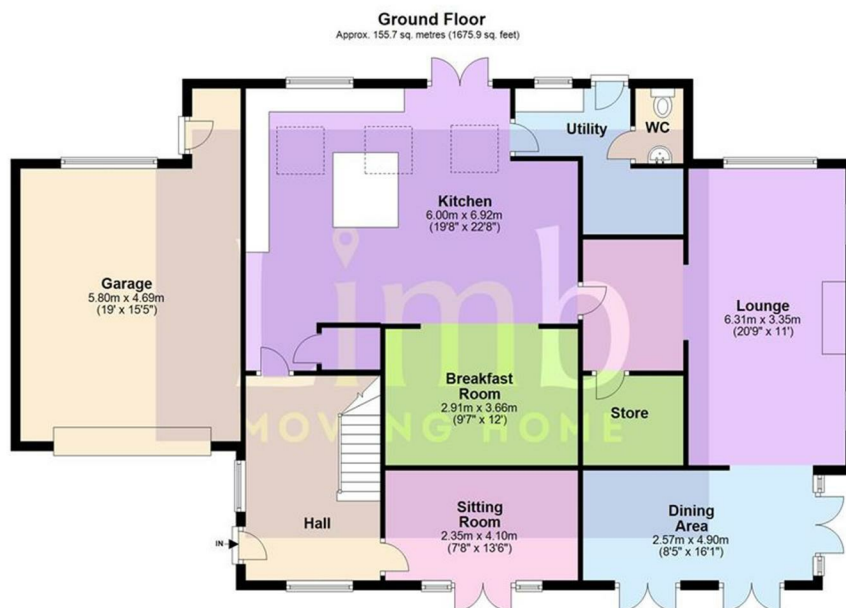
## PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 265.0 sq. metres (2852.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	