

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*Melton House, Great Gutter Lane East, Willerby, East Yorkshire, HU10 6DE*

- 📍 So Much Potential!
- 📍 Approx. 0.37 acre
- 📍 Potential Extension
- 📍 Council Tax Band = F

- 📍 Detached House
- 📍 3 Beds
- 📍 Convenient Location
- 📍 Freehold / EPC = D

**£445,000**



## INTRODUCTION

Melton House stands in a mature plot of around 0.37 acre and offers so much potential to extend/remodel (subject to appropriate permissions). This double bay fronted property has been extended to the rear over the years and altered upstairs from what was originally a four bedroom layout into three bedrooms with bathroom and en-suite (ex bed. 4). The layout is depicted on the attached floorplan and also includes a large sitting room, living room and a dining room with kitchen and a utility. The accommodation has gas fired central heating to radiators and there is some old sealed unit double glazing installed. The established grounds are a particular feature with gardens extending to one side and rear being mainly laid to lawn complemented by a variety of borders.



## LOCATION

The property occupies an extremely convenient position within a mixed use area of residential, commercial and retail offerings, including several supermarkets such as Waitrose, Aldi and Lidl. Schooling is also available nearby at Carr Lane Junior School and Wolfreton Senior School. The surrounding area provides a varied retail offering together with an extensive range of amenities. Convenient access can be gained to the A164 leading to the Humber Bridge and A63 to the south or towards Beverley town centre to the north.



## ACCOMMODATION

Entrance door to:

## ENTRANCE HALL

With stairs leading to first floor off.



## CLOAKS/WC

Low level WC and wash hand basin. Fitted cupboards.

## LIVING ROOM

26'4 x 11'0 approx (8.03m x 3.35m approx)

With bay window to front elevation, wide opening through to sitting room.



## SITTING ROOM

19'5 x 11'0 approx (5.92m x 3.35m approx)

With two sets of sliding doors opening out to the rear garden. Serving hatch to utility.



## DINING ROOM

16'8 x 12'0 approx (5.08m x 3.66m approx)

Bay window to front, further window to side.





## KITCHEN

12'0 x 9'0 approx

With fitted units, work surfaces, integrated double oven, four ring hob with filter hood above, fridge, plumbing for dishwasher and sink with double drainer. Window to side elevation.



## UTILITY ROOM

With fitted units, sink and double drainer, plumbing for automatic washing machine, window to rear, external access door to side.



## FIRST FLOOR

## LANDING

Window to front elevation.

## BEDROOM 1

14'0 x 10'1 approx (4.27m x 3.07m approx)  
Measurements up to fitted wardrobes.

Fitted wardrobes and cupboards running to one wall, window to front elevation.



## EN-SUITE SHOWER ROOM

10'0 x 9'0 approx (3.05m x 2.74m approx)  
With shower cubicle to corner, wash hand basin, cupboard to corner housing combi boiler.



## BEDROOM 2

11'0 x 9'2 approx (3.35m x 2.79m approx)  
Measurements up to fitted wardrobes.

Fitted wardrobes and dressing table, window to front elevation.



## BEDROOM 3

11'0 x 11'0 approx (3.35m x 3.35m approx)  
Window to rear, wardrobe and vanity wash hand basin.



## BATHROOM

Comprising low level WC, wash hand basin and bath, with shower over and screen.





## OUTSIDE

The property occupies an overall plot of approx. 0.37 acre. A beech hedge extends to the front perimeter and a farmyard style swing gate opens to a tarmac drive and turning space. There is also a lovely magnolia tree to the front. There is an extensive paved area to one side of the property and directly to the rear. Gardens extending beyond which are predominantly lawned interspersed with shrubs and mature borders.

A garage has a workshop/store to the rear.



## REAR VIEW OF PROPERTY





## PAVED SIDE AREA



## MATERIAL INFORMATION

The vendor has advised that there is a covenant preventing the building of a second dwelling on the site. Any incoming purchaser would need to take their own legal advice regarding this.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *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.

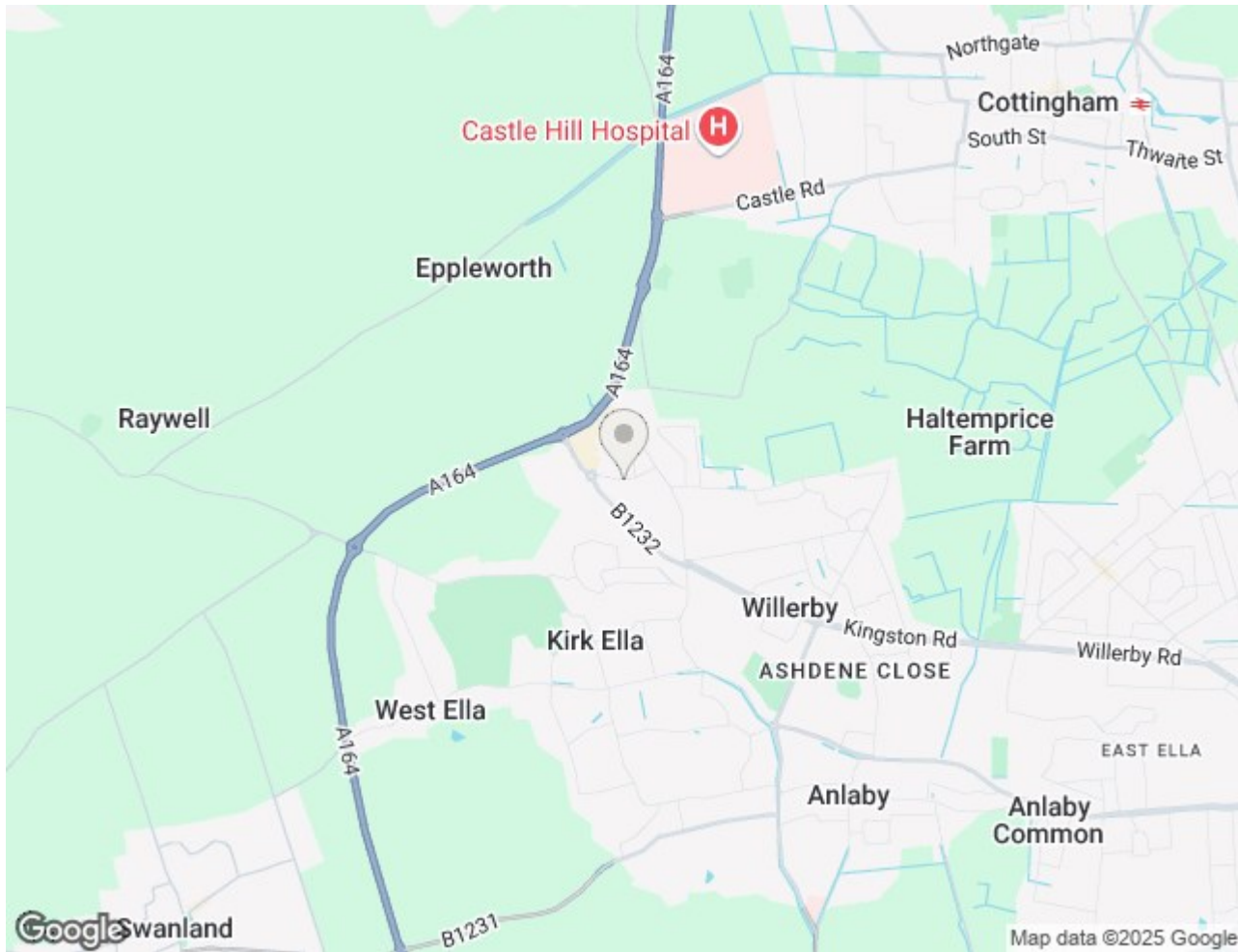
## *PHOTOGRAPH DISCLAIMER*

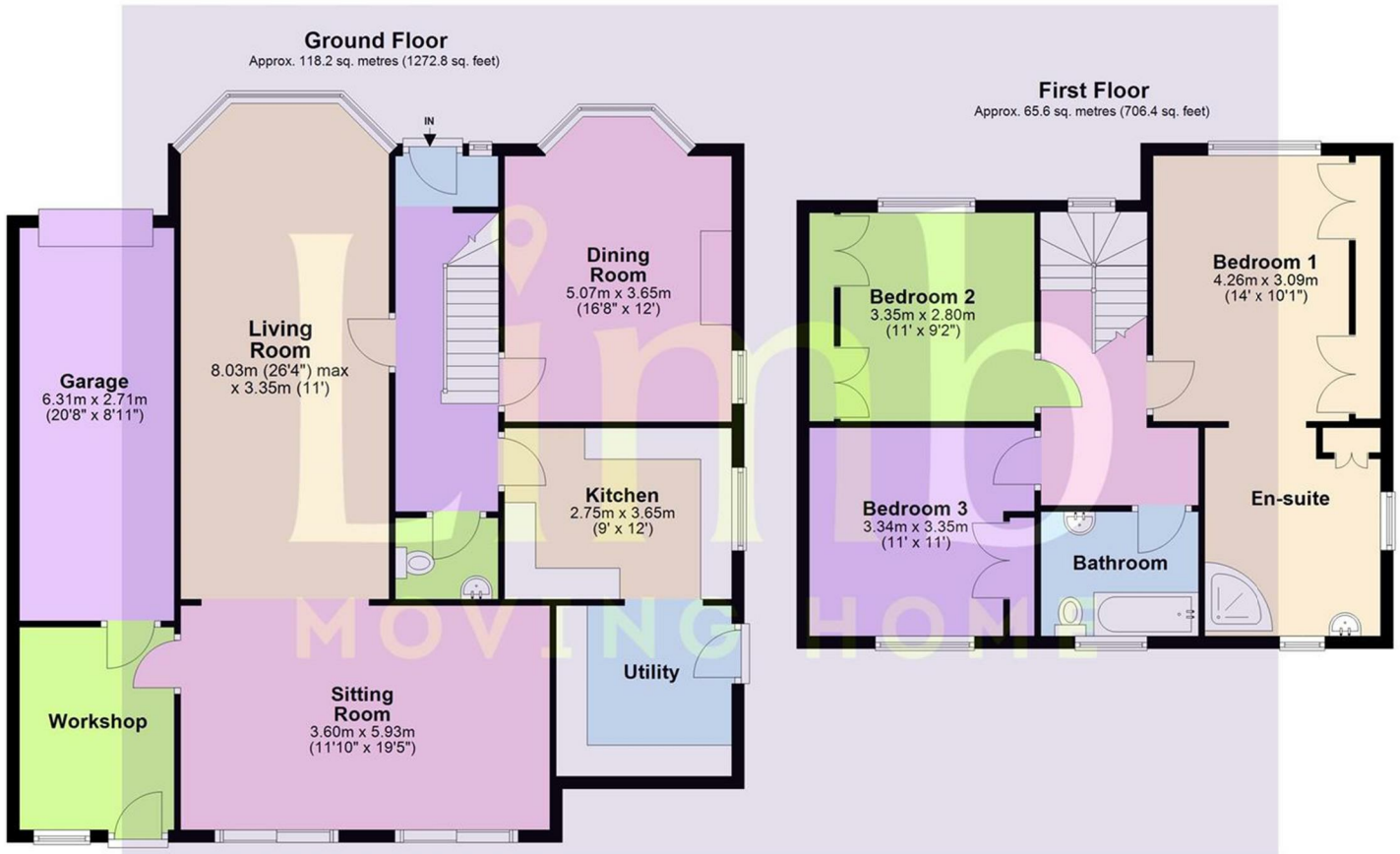
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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. 183.9 sq. metres (1979.2 sq. feet)  
**Melton House**



## 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>		
(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	