

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



27 Common Lane, Welton, East Yorkshire, HU15 1PT

- 📍 Great Potential
- 📍 Detached House
- 📍 4 Bedrooms
- 📍 Council Tax Band = E
- 📍 Plot of Approx. 0.27 Acre
- 📍 Extension/Development Potential
- 📍 Desirable Location
- 📍 Freehold/EPC = C

£450,000

INTRODUCTION

Standing in a plot of around 0.27 acre is this double fronted detached house which offers great potential. The property sits centrally in its plot providing plenty of space to either side for extension/remodelling or development, subject to appropriate permissions. The existing layout is depicted on the attached floorplan and requires a programme of modernisation. There are two reception rooms, kitchen and utility with four bedrooms and shower room to the first floor. Gas fired central heating and aluminium framed double glazing are installed. Mature hedging extends to the boundaries providing seclusion with gardens to either side of the house. The property has a wide frontage to Common Lane of approximately 125 feet although access to the driveway is from a private lane to the south. The driveway provides good parking and access to the garage.



LOCATION

Common Lane lies to the south of the village centre which is one of the areas most desirable locations. The centre of the village is clustered around an attractive church, stream and pond and Welton is ideally placed for travelling to Hull to the east or the national motorway network to the west. The area has the benefit of well reputed schooling and a good range of shops and amenities in the neighbouring villages of Brough and Elloughton. The nearby village of Brough also has a mainline railway station.

ADDITIONAL INFORMATION

The property is ripe for remodelling/extension as can be seen with reference to the neighbouring house which has undergone a transformation. The land directly to the rear of the property is currently under development by the award winning Beal Homes.

ACCOMMODATION

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

12'5" x 15'5" approx (3.78m x 4.70m approx)
Plus bay window to front elevation.



DINING ROOM

12'5" x 12'0" approx (3.78m x 3.66m approx)
Plus bay window to front elevation.



KITCHEN

20'7" x 10'0" approx (6.27m x 3.05m approx)
Having a range of fitted units and work surfaces, sink and drainer.
Plumbing for a dishwasher. Windows to rear and side elevations.



UTILITY ROOM

11'0" x 6'6" approx (3.35m x 1.98m approx)

With sink and drainer, windows to rear and side, plumbing for automatic washing machine.

REAR LOBBY

With external access door, internal door to garage and door to W.C..

W.C.

With low level W.C. and wash hand basin.

FIRST FLOOR

LANDING

With window to front elevation.

BEDROOM 1

12'5" x 12'0" approx (3.78m x 3.66m approx)

Fitted wardrobes, window to front, vanity wash hand basin.



BEDROOM 2

12'5" x 12'2" approx (3.78m x 3.71m approx)

Windows to front and side elevations, wardrobe, vanity wash hand basin.



BEDROOM 3

12'0" x 10'1" approx (3.66m x 3.07m approx)
Cupboard to corner, vanity wash hand basin. Access out to rear balcony.



BEDROOM 4

10'0" x 8'0" approx (3.05m x 2.44m approx)
Wardrobe, vanity wash hand basin, window to side elevation.



SHOWER ROOM

With white suite comprising low level W.C., wash hand basin in cabinet, shower area. Heated towel rail, tiled surround.



OUTSIDE

The property stands in an overall plot of approximately 0.27 acre with a frontage to Common Lane of approximately 125 feet. Gardens wrap around the front and both sides of the house providing ample opportunity for extension/remodelling subject to appropriate permissions. The driveway is accessed from a private lane to the south. There is plenty of parking and a garage.



GARAGE

20'0" x 10'0" approx (6.10m x 3.05m approx)

SIDE 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

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

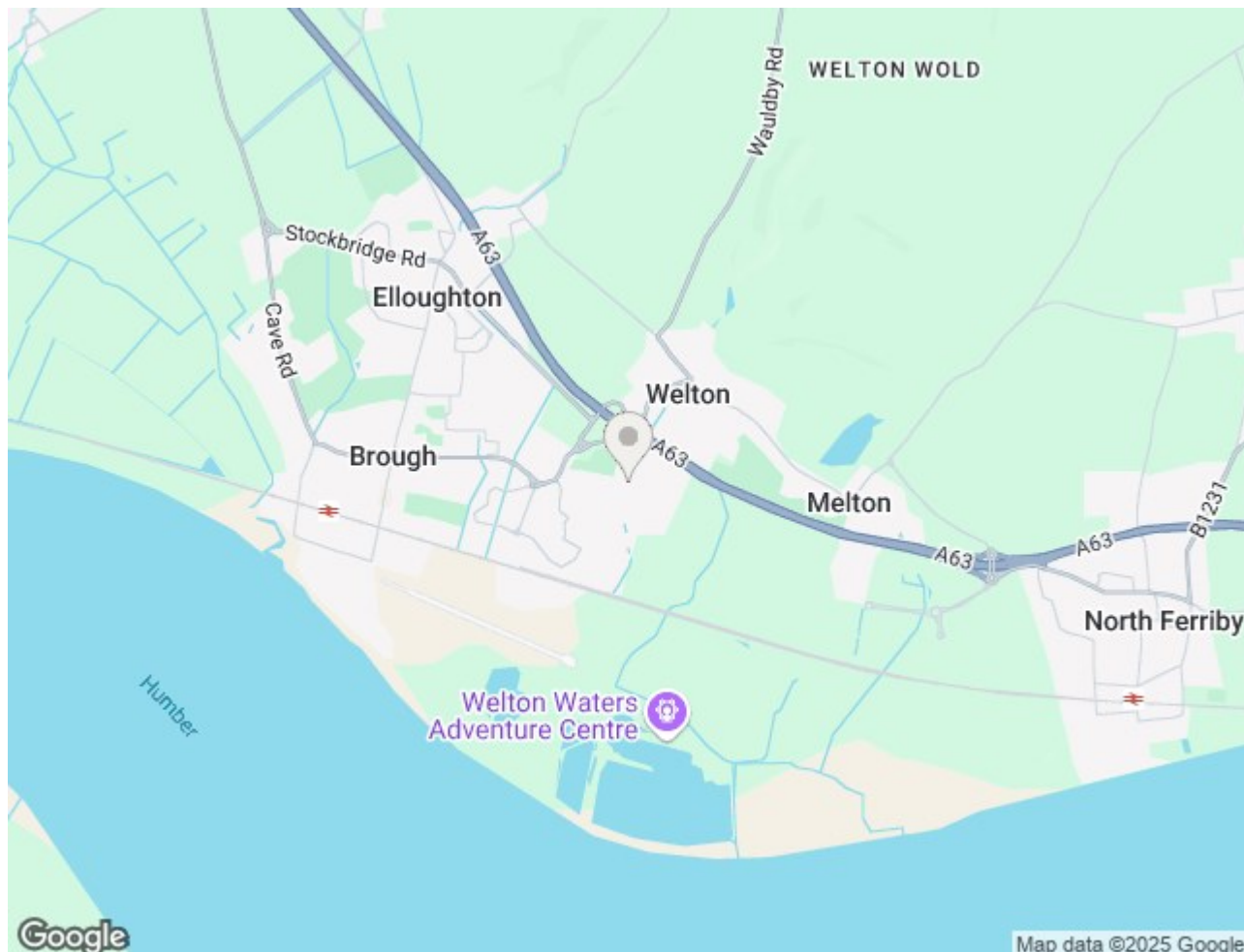
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 155.2 sq. metres (1671.1 sq. feet)
27 Common Lane

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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