Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

Kirthorpe Haven, Common Lane, Welton, East Yorkshire, HU15 1PT

- Individual Detached Property
- 4 Bedrooms
- Secluded Location
- South Facing Garden
- Ground & First Floor Beds
- Large Garage
- Council Tax Band = D
- Freehold/EPC = C

£499,950

INTRODUCTION

This individual and extremely spacious detached property stands in a secluded position off Common Lane and enjoys a lovely south facing garden to the rear. The versatile layout is depicted on the attached floorplan covering two floors with bedrooms on both levels. A welcoming hallway provides access to the large lounge with its superb fireplace and stove. The living space is completed by a cosy sitting room which is open plan in style through to a modern fitted kitchen, both providing access out to the garden. There are two ground floor bedrooms served by a bathroom. Upstairs lies the spacious main bedroom suite complete with shower room. There is also a fourth bedroom/nursery. A side drive provides good parking and access to the large garage. The delightful rear garden enjoys much privacy with its mature borders and features an extensive patio and lawn. In all, a very deceptive home of which early viewing is strongly recommended.

LOCATION

The property is situated on a small private lane serving only 3 dwellings, to the west of Common Lane. Welton Junior School is located beyond the southern boundary. 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.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A wide and welcoming hallway providing access to principle rooms. Access to roof void. Staircase leading up to the first floor.

LOUNGE

A lounge of elegant proportions with the focal point being a brick chimney breast with timber lintel and a tiled hearth housing a twin door stove. There is a window to the front, two sets of patio doors opening out to the rear.

SITTING ROOM

Window and double doors out to the garden. This room is part open plan in style through to the dining kitchen.

DINING KITCHEN

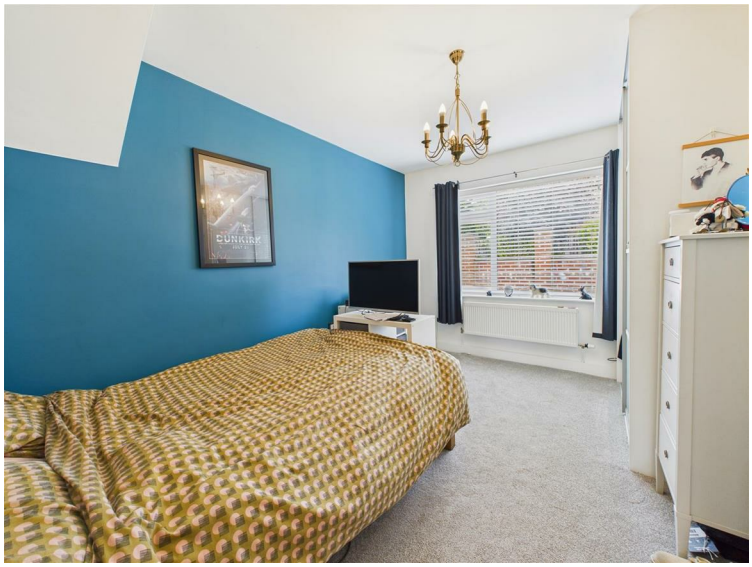
An attractive room situated to the rear of the property with bi fold doors opening out to the patio. The kitchen has a selection of high gloss fronted units with matching island and quartz works surfaces. There is an undercounter one and a half sink with mixer tap, twin ovens, four ring induction hob, dishwasher and fridge freezer. Cupboard to the corner houses the hot water cylinder. There is a window and door to the side.

BEDROOM 2

With fitted wardrobes and cupboards, matching dressing table and drawers. Window to front elevation.

BEDROOM 3

Fitted wardrobing with sliding doors. Window to front elevation.



BATHROOM

With white suite comprising low level W.C., pedestal wash hand basin, shower enclosure, panelled bath, tiling to the walls and floor.

FIRST FLOOR

LANDING

BEDROOM 4/NURSERY

With Velux windows.

BEDROOM 1

A particularly spacious room with windows overlooking the rear garden and Velux windows to the front. Fitted wardrobing runs to one wall with sliding doors.

EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle, tiling to the walls and floor.

OUTSIDE

A brick wall with wrought iron railing extends to the front perimeter. A side driveway provides good parking and access to the large garage. Directly to the rear of the property is an extensive paved patio area with lawn beyond. Shrub and floral borders provide interest and mature borders create a secluded environment. There are also two garden sheds.

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 D. 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.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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.

WELTON WOLD
Wauldby Rd
Stockbridge Rd
A63
Elloughton
Cave Rd
Welton
Brough
A63
Melton
A63
A63
B1231
North Ferriby
Humber
Welton Waters
Adventure Centre
Google
Map data ©2025 Google

Approximate total area(1)

2105 ft²

Reduced headroom

83 ft²

(1) Excluding balconies and terraces

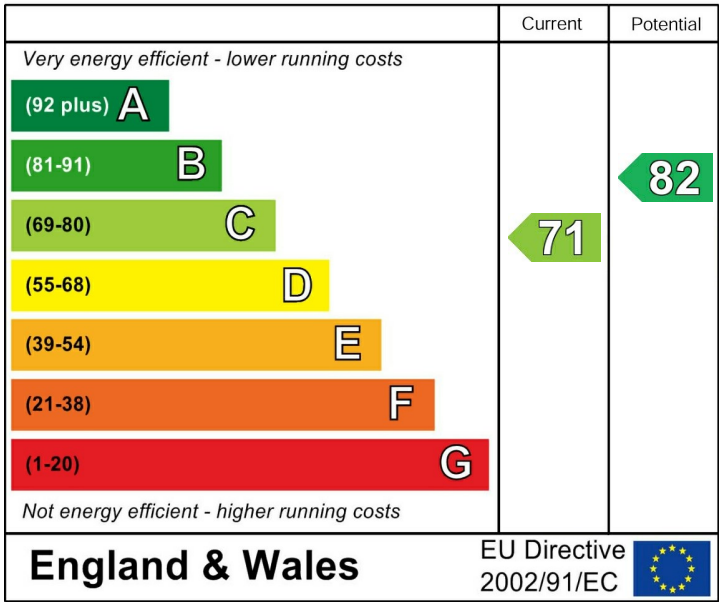
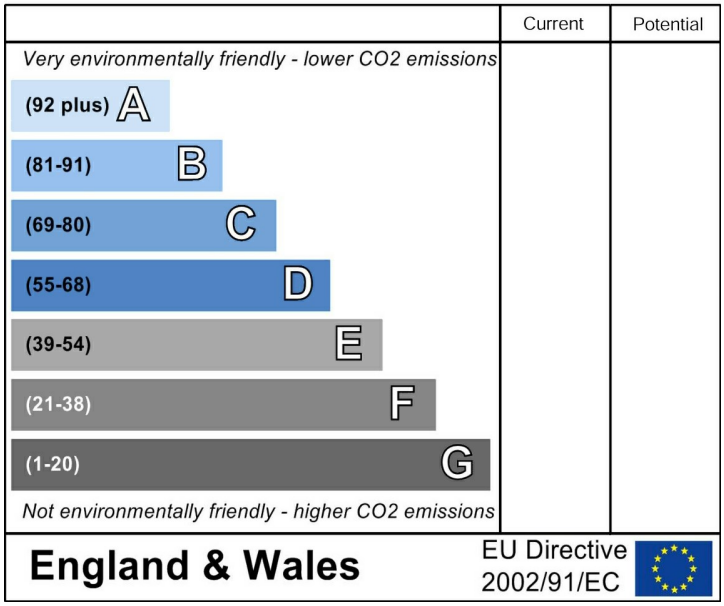
Reduced headroom ····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating