

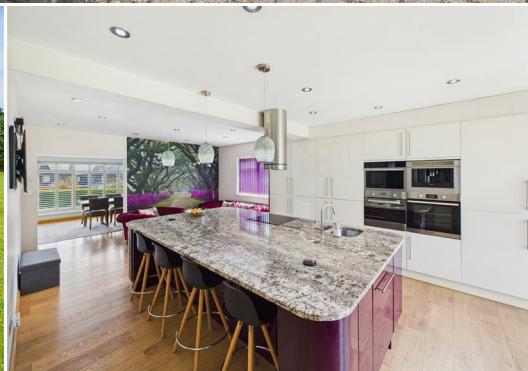
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



6 Temple Close, Welton, East Yorkshire, HU15 1NX

- 📍 Stunning Detached
- 📍 Truly Deceptive
- 📍 5 Bedrooms
- 📍 Council Tax Band = F

- 📍 Beautifully Appointed
- 📍 Plot of Approx. 0.4 Acre
- 📍 Adjoining Countryside
- 📍 Freehold/EPC = C

£735,000

INTRODUCTION

A truly special property. Extremely deceptive from initial appearance, this stunning detached residence affords towards 3,000 sq.ft of accommodation and stands in a fabulous plot of around 0.4 acre, which adjoins countryside. The owners have significantly extended and remodelled the property into what is a superb family home of great versatility and appeal. The pictures give a glimpse of the attraction however a viewing is strongly recommended to fully appreciate the space on offer and it's surroundings. The attached floorplan denotes the accommodation which provides bedrooms to both ground and first floor levels, the main of which is a particular feature with its glazed gable overlooking the garden, walk in closet, en-suite and a balcony. The living kitchen has bi-fold doors opening out to an extensive paved terrace overlooking the private lawned garden beyond. The driveway provides parking for numerous vehicles and access to the garage, The combination of inside and outside space makes this a outstanding property to enjoy, relax or entertain in.



LOCATION

The picturesque village centre of Welton is clustered around the attractive church, pond and stream. Welton is one of the area's most desirable villages and an extensive range of facilities can be found in nearby Brough which offers a wide range of shops, recreational facilities and amenities including a mainline railway station. Temple Close is situated off Welton Old Road which is ideally placed for nearby South Hunsley school and convenient access is available to the Humber Bridge and the A63/M62 motorway network.

ENTRANCE HALLWAY

A particularly impressive hallway providing a view all the way through to the rear garden. A staircase leads up to the first floor complete with contemporary glass and steel balustrade with vaulted ceiling above.





DINING ROOM

A particularly generous room with large picture window to the front elevation, useful fitted cupboards. This room has a wide opening through to the kitchen. There are a series of recessed spot lights to the ceiling.



LIVING KITCHEN

A stunning room which has an extensively fitted kitchen with floor to ceiling units running to three walls and a grand central island topped in a spectacular granite complete with breakfast bar seating area. Features also include integrated twin ovens, combination microwave, coffee machine, four ring induction hob with cylindrical ceiling mounted extractor above, wine chiller, dishwasher and housing for a fridge freezer. Recessed spot lights extend across the ceiling and there is a window to the side with bi fold doors opening out to the rear patio.



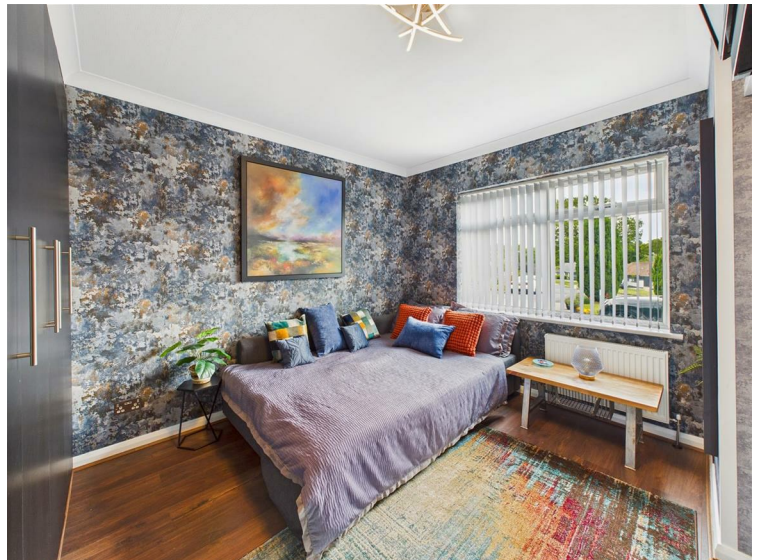


INNER HALLWAY



BEDROOM 3

With fitted wardrobing, window to front elevation.



EN-SUITE SHOWER ROOM

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



BEDROOM 4

With window to side elevation.



EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C. and wash hand basin, tiled surround, heated towel rail.



LIVING ROOM

A stunning room which overlooks the rear garden through sliding patio doors. Exposed brick walls are a feature of the room and there is an inset log burner.



UTILITY ROOM

With fitted cupboards, plumbing for automatic washing machine, space for dryer, sink and drainer unit.

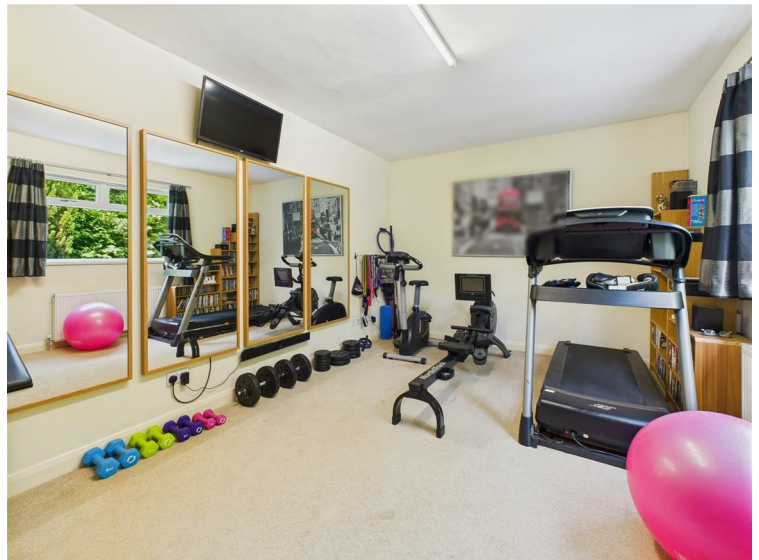
SEPARATE BATHROOM

A stylish bathroom complete with low level W.C., pedestal wash hand basin, panelled bath and shower enclosure. Fully tiled walls, heated towel rail.



BEDROOM 5/GYM

A spacious room with window to side elevation.



STUDY

Window to front elevation.



FIRST FLOOR

LANDING

An attractive landing with large Velux window to front and steel and glass balustrade to the staircase.



BEDROOM 1

A luxurious bedroom suite in an 'L' shaped design which has a glazed gable providing a fabulous view across the rear garden. Velux window allow light to flood in and double doors open to a secluded balcony which overlooks the garden. Situated off the bedroom is a "walk in" dressing room.



EN-SUITE

With suite comprising wash hand basin and cabinet, concealed flush W.C. and large "walk in" shower area with rainhead and handheld shower system.



BALCONY



VIEW

BEDROOM 2

A double bedroom with fitted wardrobe and large Velux window to the rear elevation. Access to eaves areas.



OUTSIDE

The property occupies a fabulous corner style plot of approx. 0.4 acre which provides a beautiful garden environment to the rear having been attractively set out and tended over the years. Features include an extensive paved patio area with lawns beyond which are bounded by an array shrubbery and feature trees. The garden also adjoin open fields to its northern boundary which create a wonderful feel of being in the countryside. To the front, the property is approached across a driveway which provides plenty of parking and access to the garage. A lawned garden is bounded by a beech hedge to one side. Other features include a covered outdoor seating area, large greenhouse and a very useful large storage shed. Access can be gained to either sides of the property.



SIDE



REAR VIEW



VIEW OF FIELDS



GARAGE

The garage has an automated up and over entry door.

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

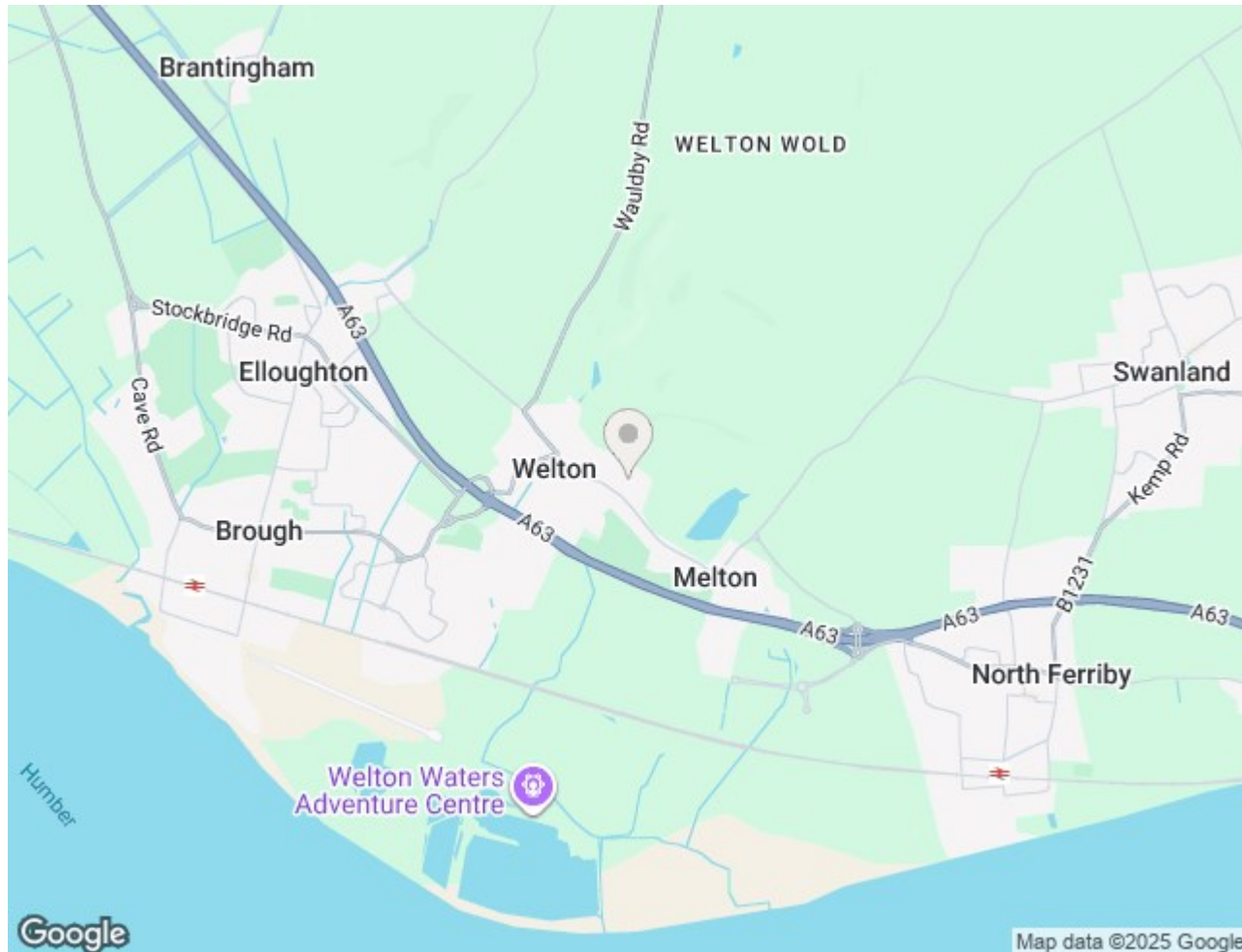
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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