

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*Honeysuckle Cottage, 2 Beech Drive, Melton, East Yorkshire, HU14 3HQ*

- 📍 Deceptively Spacious
- 📍 Versatile Accommodation
- 📍 Two/Three Bedrooms
- 📍 Council Tax Band = E
- 📍 Stunning Kitchen
- 📍 Sizeable Gardens
- 📍 Private Drive & Garage
- 📍 Freehold / EPC = C

**£400,000**

## INTRODUCTION

Set in a discreet, 'tucked away' position and accessed via a private drive, this remarkably deceptive and versatile detached property occupies a generous plot. Offering approximately 1600 sq ft of flexible living space, the tastefully appointed accommodation has been thoughtfully enhanced by the current owners in recent years to provide beautifully proportioned rooms throughout. Arranged over two floors, the property features a welcoming entrance hallway, a spacious lounge with a cozy log burner and double doors opening to the rear garden, alongside a separate dining room (with potential for conversion into additional bedroom space if desired), showcasing an inglenook fireplace with a multi-fuel stove. The impressive kitchen boasts a range cooker and a host of integrated appliances. Also on the ground floor is a stunning bathroom with a feature spa bath and shower enclosure. The first floor reveals a spacious landing leading to a most attractive master bedroom with an adjoining fitted dressing room, a second double bedroom, and a stylish bathroom with a contemporary suite and shower facility. The property benefits from gas-fired central heating and majority uPVC double glazing. Outside, wrought iron automatic entrance gates lead to excellent off-street parking at the front and a useful garage store. The home sits on a good-sized plot with lawns predominantly to the side and rear. This truly is a property that warrants an internal inspection.



## LOCATION

'Honeysuckle Cottage' is located along a private drive known as Beech Drive which leads directly off Melton Old Road. Melton and the neighbouring village of Welton are ideally placed to easy access to the A63, the M62 westbound, the Humber Bridge, Hull city centre and the market town of Beverley. Melton is conveniently placed for more extensive facilities which can be found nearby in Brough which offers a wide range of shops, recreational facilities and amenities including a mainline railway station.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALLWAY

With stairs leading to the first floor, featuring a half landing and an attractive picture window overlooking the rear garden. There is an understairs storage cupboard plus a further storage cupboard.



## LOUNGE

19'5" x 14'9" approx (5.92m x 4.50m approx)

A light and airy room with contemporary marble fireplace with multifuel stove, uPVC double glazed bow window to the front elevation and double doors leading out to the rear patio.



## BEDROOM 3 / DINING ROOM

18'1" x 12'3" approx (5.51m x 3.73m approx)

With feature inglenook-style fireplace with brick surround, tiled hearth and multifuel stove. uPVC double glazed windows to the front elevation with plantation shutters. Half panelling to walls.



## BATHROOM

10'10" x 7'2" approx (3.30m x 2.18m approx)

With stylish suite comprising a spa bath, shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and uPVC double glazed window to side.



## BREAKFAST KITCHEN

18'6" x 11'6" approx (5.64m x 3.51m approx)

Having a range of stylish base and wall units with Quartz worktops with under mount sink. There is an array of integrated appliances including a Rangemaster cooker with extractor above, larder fridge and freezer, microwave, dishwasher, washing machine and tumble dryer. A cupboard to the corner houses the gas central heating boiler. uPVC double glazed window and French doors lead out to the rear garden.



## FIRST FLOOR



## LANDING AREA

With built in storage and Velux window to the front elevation.





## BEDROOM 1

17'0" x 9'2" approx (5.18m x 2.79m approx)  
With eaves storage and Velux windows.



## DRESSING ROOM

11'3" x 8'10" approx (3.43m x 2.69m approx)

With a comprehensive range of modern fitted furniture including wardrobes, drawers and dressing table. uPVC double glazed window to the rear elevation.



## BEDROOM 2

14'9" x 11'3" approx (4.50m x 3.43m approx)

With built in storage cupboard and uPVC double glazed windows to the side and rear elevations.



## BATHROOM

With a contemporary suite comprising a bath with shower over and screen, fitted unit incorporating a wash hand basin and low flush W.C. Fully tiled walls, heated towel rail, inset spot lights, tiled floor with underfloor heating and Velux window to the rear elevation.





## OUTSIDE

Approached via wrought iron automated gates to an extensive block paved frontage and parking area and useful GARAGE STORE 19'8 x 17'1, with double doors. There is also a pedestrian entrance gate from Beech Drive into the property.

The property enjoys a good sized plot with neatly tended lawned gardens predominantly to the side and rear elevations which incorporate a variety of established trees, mature shrubs, flower beds and borders. The enclosed rear garden has an attractive walled boundary with further fenced boundaries.



## REAR VIEW



## VIEW TO FRONT



## 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.

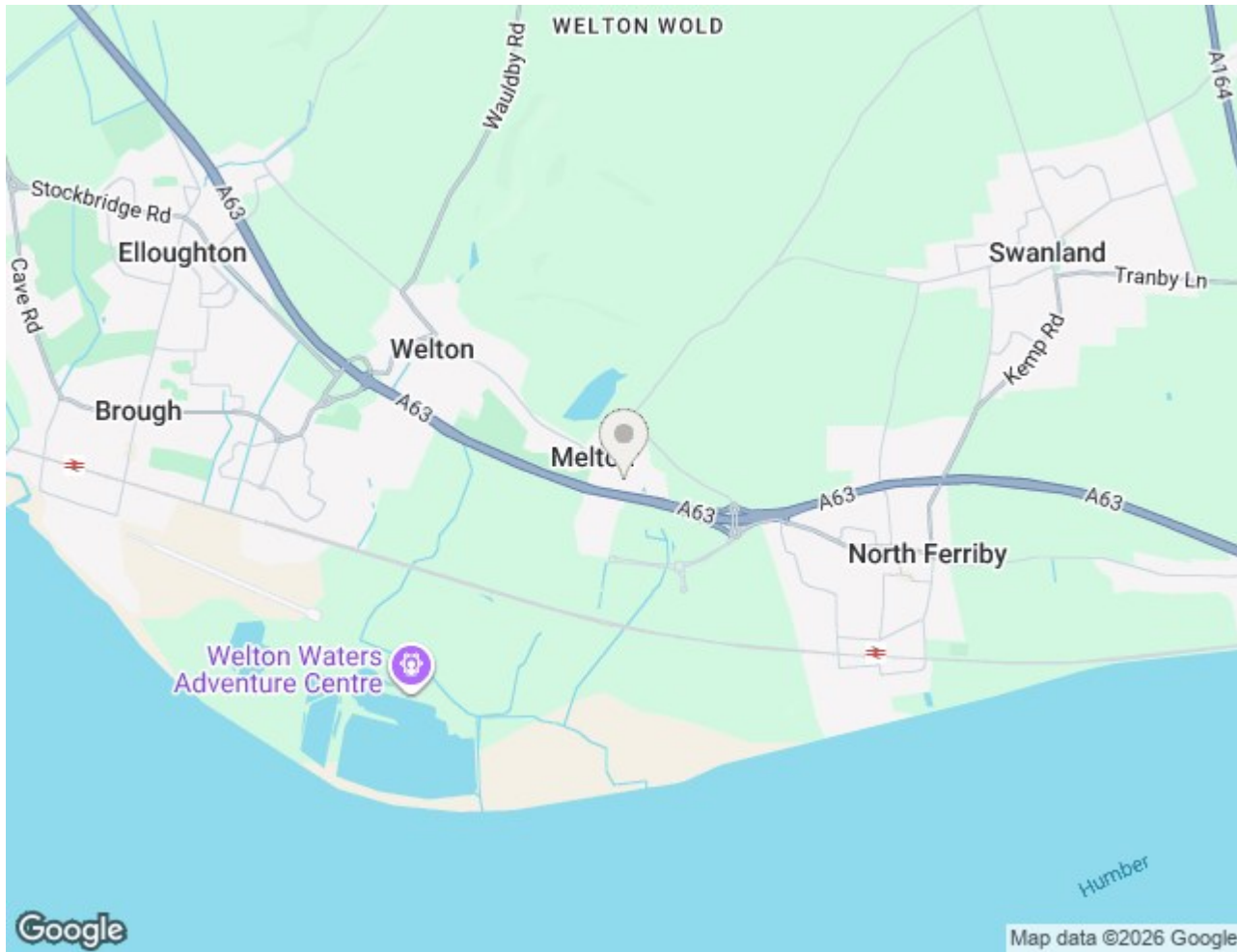
## *PHOTOGRAPH DISCLAIMER*

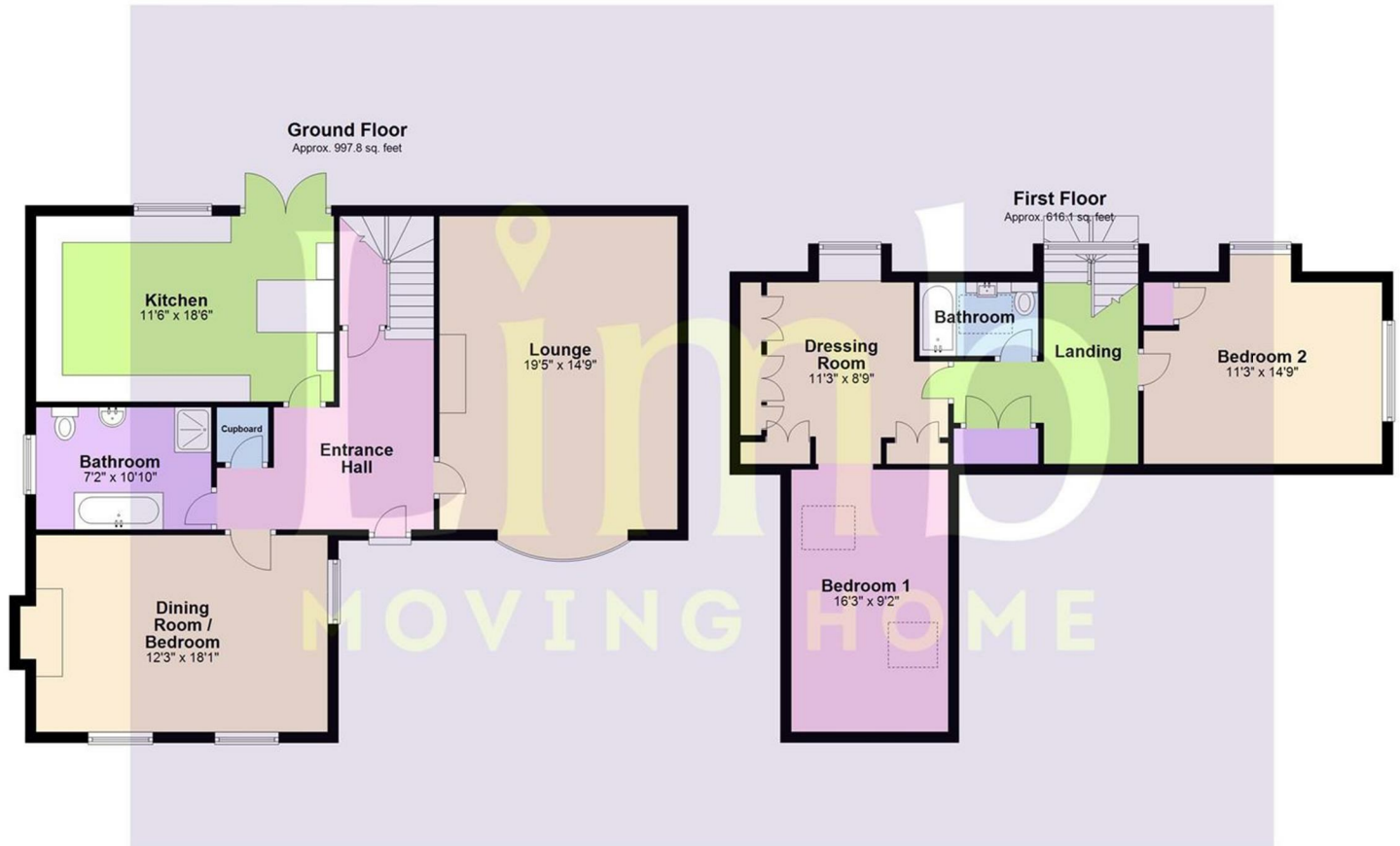
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.








Honeysuckle Cottage, 2 Beech Drive, Melton

## 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	