

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



7 St. Annes Walk, Welton, East Yorkshire, HU15 1NP

- 📍 Semi-Detached Dormer
- 📍 Versatile Accommodation
- 📍 Stylish Kitchen
- 📍 Council Tax Band = D
- 📍 Three Beds / Two Baths
- 📍 Attractive Garden with Bar!
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

£299,950

INTRODUCTION

This well-presented dormer-style house offers exceptionally flexible living over two floors, having been thoughtfully updated and improved by its current owners. The welcoming ground floor includes a convenient bedroom and bathroom, alongside a stylish dining kitchen that flows openly into the lounge, complete with a cozy log-burning stove. A bright conservatory overlooks the attractively landscaped, southerly-facing rear garden, providing an ideal spot for relaxation.

The first floor provides further adaptable space with a bedroom featuring a dressing room and fitted wardrobes, plus an additional bedroom and a modern shower room. Externally, a lawned garden fronts the property, complemented by a side drive offering excellent parking leading to a detached garage. This garage has been cleverly converted into a garden bar with double doors opening onto a covered decked area, perfect for entertaining. The rear garden itself is a highlight, designed with patio areas, gravelled pathways, and additional decking, all benefiting from its southerly aspect.

LOCATION

Welton is one of the regions most picturesque and desirable villages and is clustered around St Helen's Church and village pond with running stream from the dale. Welton has a well reputed village pub, school and a highly reputable secondary school, South Hunsley, in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading into Hull city centre to the east and the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor.



BEDROOM 3

With fitted wardrobes and window to front.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, window to side.



DINING KITCHEN

Having a range of stylish base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, space for a range style cooker, with extractor above, housing for a fridge/freezer, integrated dishwasher and plumbing for a washing machine.



DINING AREA

With window to side. Open plan through to the lounge.



LOUNGE

Featuring a log burning stove with solid wood mantle above. French doors lead through to the conservatory.



CONSERVATORY

Enjoying views across the south facing rear garden.

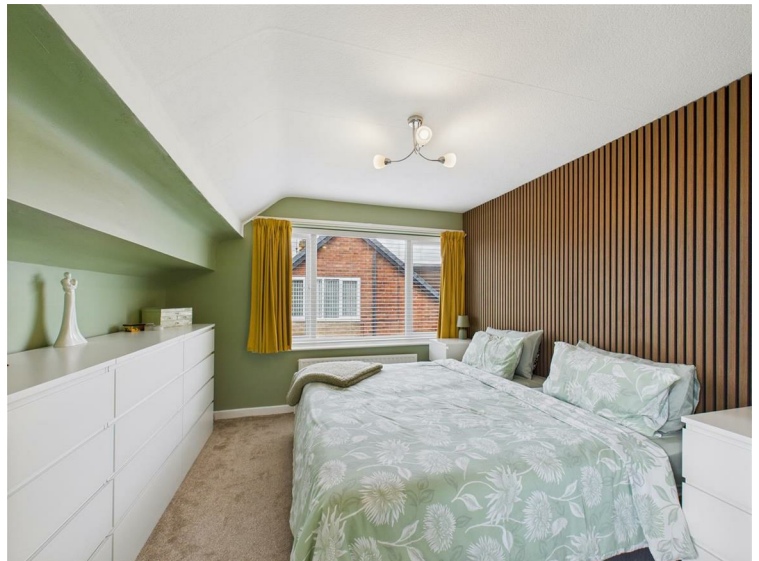


FIRST FLOOR

LANDING

BEDROOM 1

With window to side elevation.



DRESSING ROOM

With fitted wardrobes and window to rear.



BEDROOM 2

With window to front elevation.



SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and window to side.

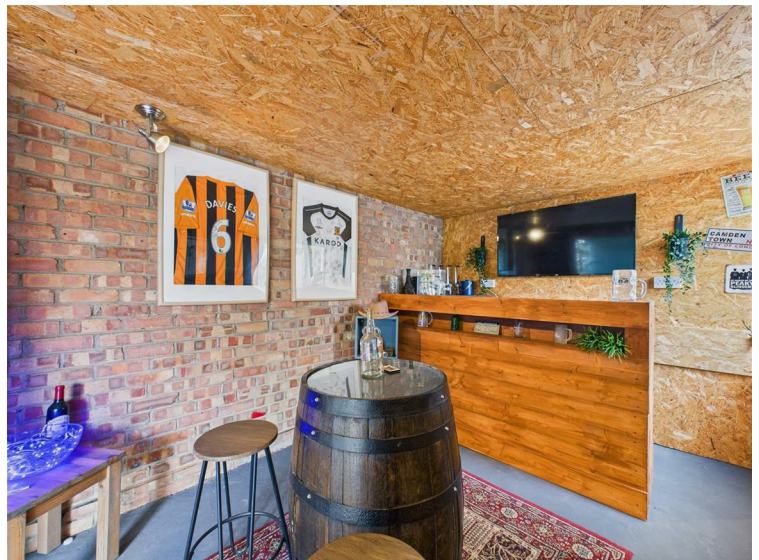


OUTSIDE

Outside, a front lawn and a side drive provide excellent off-street parking, leading to a detached garage. This garage has been cleverly transformed into a stylish garden bar with double doors, opening onto a covered decked area – an ideal setup for entertaining. The southerly-facing rear garden is a true highlight, beautifully designed with patio areas, gravelled pathways, and additional decking, creating a versatile outdoor space.



GARDEN BAR



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.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

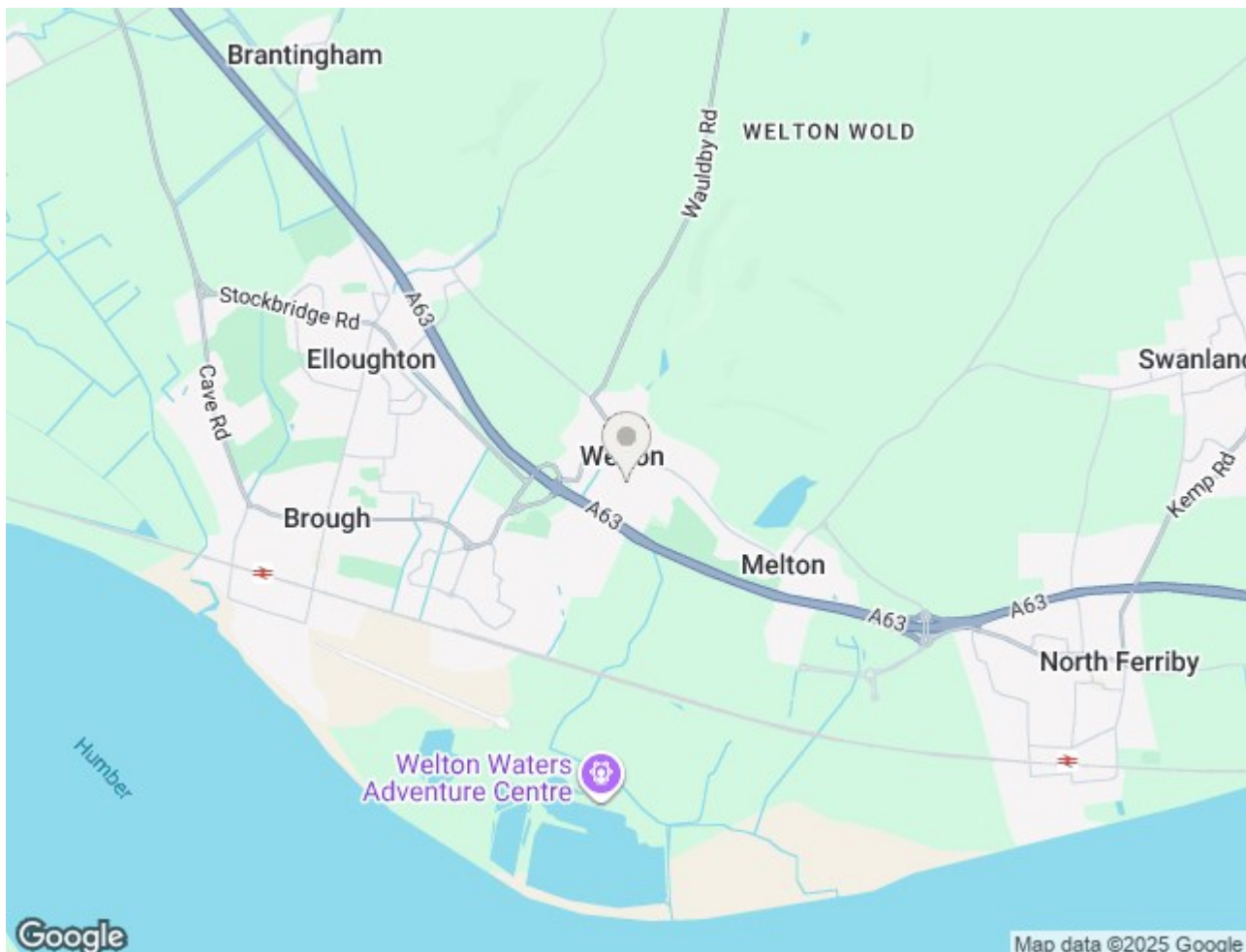
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area⁽¹⁾
827 ft²
76.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area⁽¹⁾

418 ft²
38.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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