

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*25 Park Road, Welton, East Yorkshire, HU15 1NW*

 Detached Property

 Versatile Accommodation

 Four Bedrooms

 Council Tax Band = E

 "Wrap Around" Garden

 Double Garage

 Close To Village Centre

 Freehold / EPC = C

£375,000

## INTRODUCTION

This attractive detached property provides a versatile range of accommodation and is situated close to the picturesque village centre. Very deceptive from external appearance, viewing is certainly recommended to fully appreciate the appeal and size of this lovely home. The accommodation is depicted on the attached floorplan and currently comprises an entrance hallway, a stylish ground floor shower/cloak room, large living room, well fitted kitchen which is open plan in style through to the dining room and conservatory beyond. There is also a sitting room which could readily be utilised as bedroom 4 as it is adjacent to the shower room. Upon the first floor are three double bedrooms, all with fitted wardrobes, being served by a bathroom. The accommodation boasts gas fired central heating to radiators, uPVC framed double glazing and solar panels complete with battery storage.

The grounds have been landscaped to create many areas of interest and reduce maintenance where possible. A block set driveway provides ample parking and access to the detached garage which has an automated up and over entry door. The front garden has an array of shrubbery and perennials and to the rear a paved garden is interspersed with raised beds and borders bounded by a rendered wall. Within the garden lies an attractive summerhouse and a greenhouse.

## LOCATION

Welton is one of the most picturesque and desirable villages in the area and is clustered around the historic St Helen's church and village pond with a delightful stream running down from the dale. Welton has a well reputed dog friendly country pub, vibrant village club, primary school and highly reputable secondary school at 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 into the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough providing Intercity connections. Brough also offers a wide range of amenities including various supermarkets, doctors surgery, post office, restaurants and bars.



## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

An 'L' shaped hallway with staircase leading up to the first floor. To one corner is a very useful deep cupboard which has shelving.

### SHOWER/CLOAKS ROOM

A stylish suite comprising low level W.C., wash hand basin with drawer below and shower enclosure. Attractive tiling to the walls, heated towel rail.



## LIVING ROOM

A particularly spacious room with large picture window to the front elevation and further window to side. The focal point of the room is the feature fire surround with tiled hearth and backplate housing a living flame gas fire.



**SITTING ROOM/BEDROOM 4**

Window to rear elevation.



## DINING ROOM

With double doors opening through to the conservatory and a wide archway links in an open plan style through to the kitchen.



## KITCHEN

Having an extensive range of fitted units with worksurfaces, one and three quarter stainless steel sink and drainer with mixer tap, large Britannia range cooker with six ring gas hob and extractor hood above, plumbing for a dishwasher, integrated fridge/freezer, tiled surround, window to side elevation.



## CONSERVATORY

Overlooking the rear garden with double doors leading out.



## LANDING

Providing access to the three bedrooms and bathroom. There is a very useful laundry/airing cupboard situated off.

## BEDROOM 1

Extensively fitted with a variety of wardrobes with a central section having sliding mirrored fronts. The wardrobes to one side provide deeper access to the eaves. Window to the front affording a view towards the village church.



## BEDROOM 2

With fitted wardrobes running to one wall, access to eaves storage to the opposite wall. Window to the rear.



### BEDROOM 3

A sizeable room with window to side elevation. Fitted wardrobes and built in cupboard to one wall.



### BATHROOM

With suite comprising a bath with mixer tap/shower attachment, wash hand basin in fitted cabinet and concealed flush W.C. with cupboard above. Tiling to the walls, heated towel rail.



## OUTSIDE

The front garden has been well stocked over the years with shrubbery and perennials complemented by a circular patio area. An attractive block set driveway provides plenty of parking and access to the double garage with automated up and over entry door. The rear garden has been extensively landscaped for ease of maintenance having an abundance of paving, raised planters within the garden and to the border, a rendered wall surrounds the garden providing a great deal of privacy and has dusk/evening lighting. Within the garden lies an attractive summerhouse, shed and a greenhouse.



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## SOLAR PANELS

The property has the benefit of solar panels complete with battery storage.

## MATERIAL INFORMATION

The sellers have advised that they have had some external asbestos removed whilst doing some cosmetic works on the property. They do not know if there is any more externally but any incoming purchaser would need to check this for themselves.

## 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

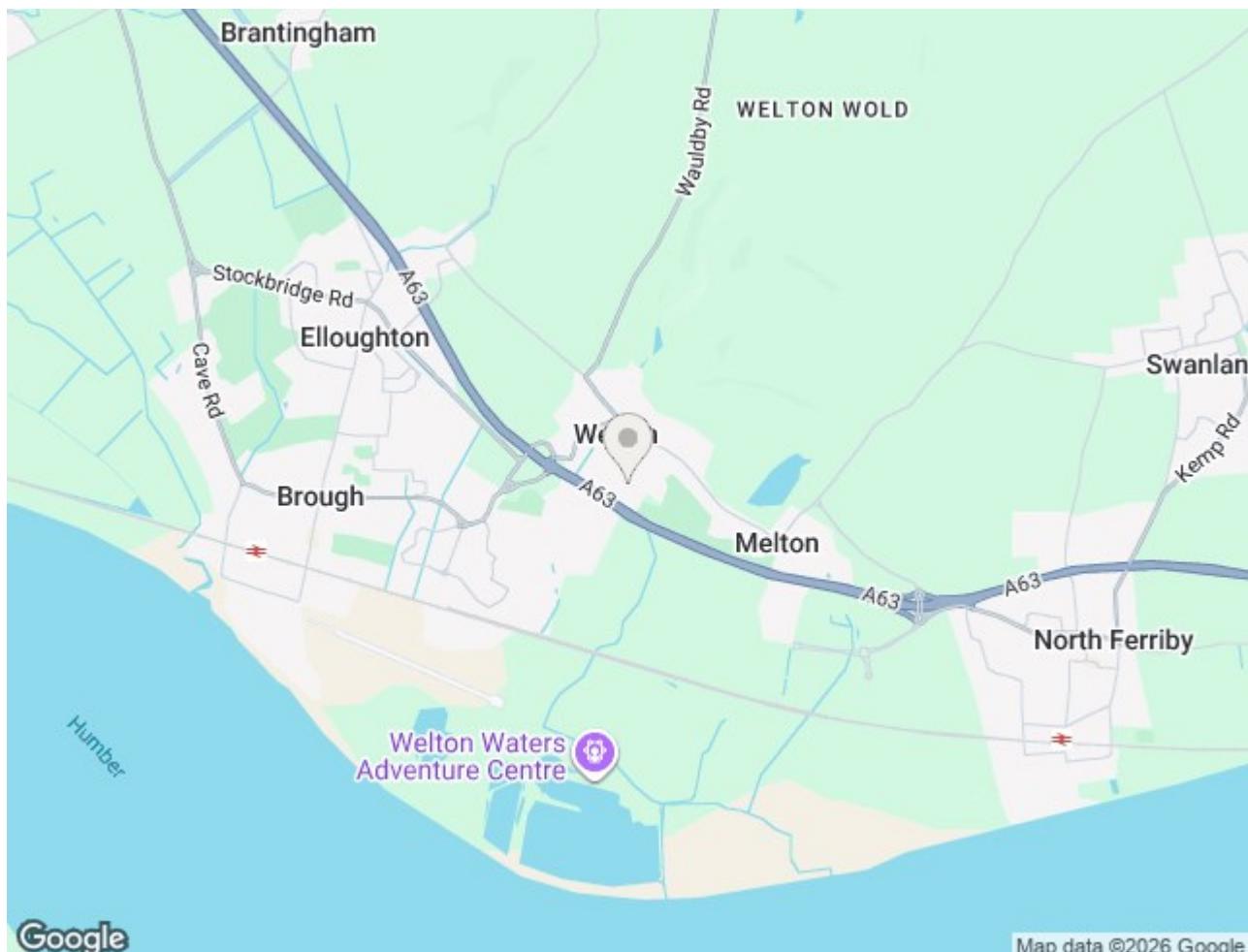
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

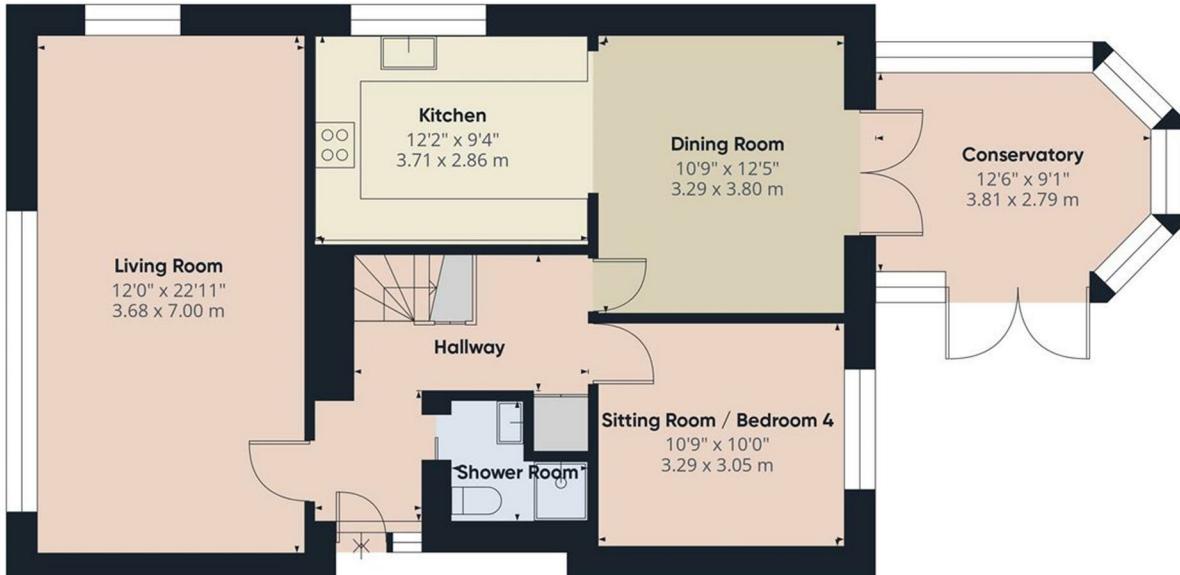
## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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.





Floor 0 Building 1

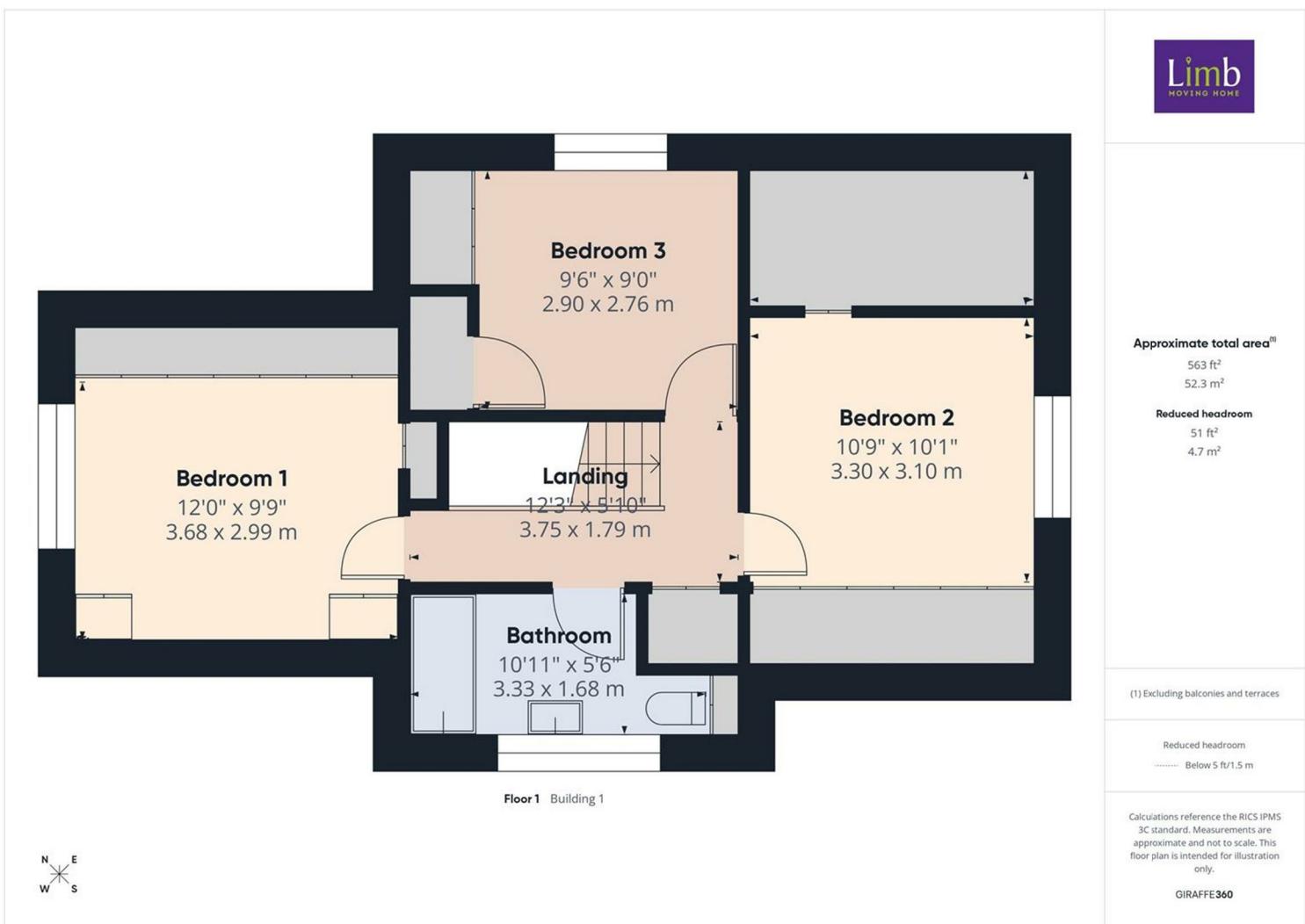
Approximate total area<sup>(1)</sup>  
891 ft<sup>2</sup>  
82.8 m<sup>2</sup>

(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.

GIRAFFE360







## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |