

46, Welton Road,  
Brough, HU15 1DL  
Chain Free £280,000



Nestled in the sought-after Welton Road of Brough, this charming semi-detached house presents a wonderful opportunity for those looking to settle in a family-friendly environment. Boasting a generous layout with one reception room, three cosy bedrooms, and two well-appointed bathrooms, this property is tailor-made for a growing family.

The individually designed interior is sure to impress, offering a spacious lounge area ideal for relaxation and entertaining guests. The dining kitchen provides a perfect setting for family meals and gatherings. With the convenience of a main family bathroom, an additional en suite, and a downstairs cloakroom, this home caters to both comfort and functionality.

Situated in a prime location, this residence offers easy access to local supermarkets and reputable schools, making daily errands and school runs a breeze. Don't miss out on the chance to make this lovely house your new home sweet home in the heart of Brough!



## GROUND FLOOR

### ENTRANCE HALLWAY

Double glazed front entrance door leading through into the spacious, light entrance hallway. Double glazed window looking out to the side elevation. Under stairs storage cupboard, oak effect laminate floor covering. Radiator.

### GROUND FLOOR CLOAKROOM

Two piece suite comprising low flush wc & corner wash hand basin with mixer tap and splash back tiling. Double glazed opaque window, extractor fan and radiator.

### LOUNGE

5.23m x 3.89m (17'2" x 12'9")

Double glazed window with front aspect to the lawned garden area. Oak effect laminate floor covering and radiator.

### DINING KITCHEN

6.10m x 3.23m (20'0" x 10'7")

Fitted with a range of base, wall & drawer units, chrome effect fittings, integrated appliances to include fridge freezer, dishwasher, washing machine and concealed gas central heating boiler. Stainless steel single drainer sink unit with mixer tap, contrasting tiled splash back and coordinating laminate work surfaces housing stainless steel hob, & matching funnel hood with extractor, built in oven, contemporary style stainless steel splash back surround. Double glazed patio doors to the dining area with access to the paved patio and lawned gardens. Double glazed multi pane window overlooking the rear garden area. recessed mood lighting, radiator and ceramic flooring.

## FIRST FLOOR

### LANDING

White spindle balustrade. Double glazed window with views to the side elevation, loft access to roof void.

### BEDROOM ONE

3.76m x 3.18m (12'4" x 10'5")

Double glazed window with views to the front aspect. Radiator.

### EN SUITE - BEDROOM ONE

Half tiled to surrounds, three piece suite comprising

double enclosed shower, wall mounted wash basin & low flush wc. Chrome style fittings, radiator.

### BEDROOM TWO

3.94m x 2.62m (12'11" x 8'7")

Views over the rear garden provided by a double glazed window. Radiator.

### BEDROOM THREE

3.12m x 2.21m (10'3" x 7'3")

Double glazed window with views over the rear lawned garden area. Radiator.

### FAMILY BATHROOM

Four piece white suite. Comp: panel bath, double walk in shower enclosure, low flush wc & wall mounted wash hand basin. Partially tiled walls, chrome style fittings to sanitary ware, double glazed opaque window, extractor fan and built in spacious storage cupboard.

## EXTERIOR

### GARDENS & DRIVEWAY

Mainly laid to lawn, the wrap around garden area provides a lovely welcoming approach to the outside. Privacy is provided by mature evergreen hedging. The block paved driveway extends by the side elevation offering multiple parking.

## ADDITIONAL INFORMATION

### SERVICES

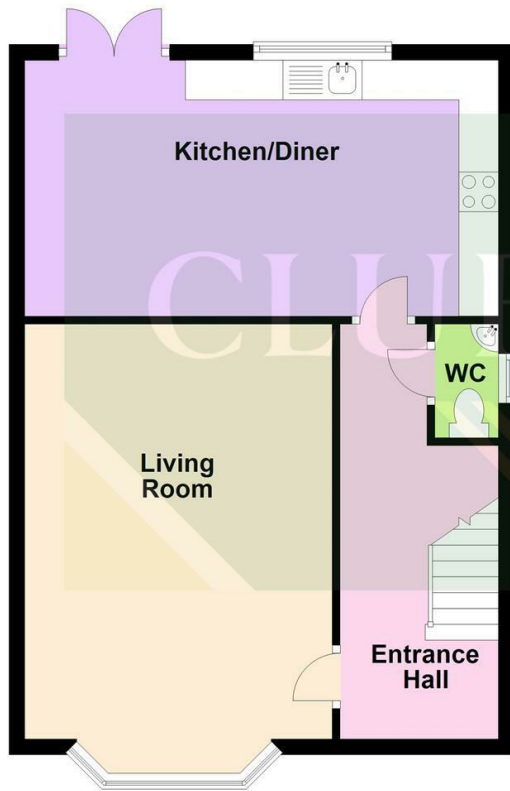
Mains water, electricity, gas and drainage.

### APPLIANCES

None of the appliances have been tested by the agents.



## Ground Floor



## First Floor



### AGENTS NOTES

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.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

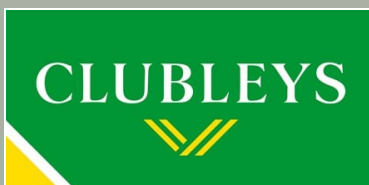
### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
brough@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(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	

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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.