

10, St. Helens Drive,  
Brough, Welton, HU15 1NR  
£240,000



Nestled in the charming St. Helens Drive of Welton, Brough, this delightful semi-detached bungalow boasting two generously sized bedrooms, including a master bedroom with fitted wardrobes and a built-in vanity unit, this property offers comfort and convenience in equal measure.

The bathroom suite features walk-in shower, perfect for unwinding after a long day. The fitted kitchen is functional & spacious, bright and airy conservatory, overlooking the front and rear gardens.

With a side drive leading to a garage, parking will never be an issue for you or your guests. The rear garden, complete with patio area, is ideal for hosting summer barbecues or simply basking in the sun with a good book.

This quaint bungalow is the epitome of peaceful living, offering comfort. Don't miss the opportunity to make this charming property your new home sweet home in the heart of Welton.

EPC Rating: C  
Council Tax Band: C



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Upvc front door leads into the entrance hall giving access to all the rooms with coving to the ceiling and hatch to the loft space.

### LIVING ROOM

A spacious dual aspect room with feature bay window and electric pebble wall mounted fire.

### KITCHEN

Good range of light wood effect wall and floor units with complimentary work surfaces incorporating integrated oven, five ring gas hob with chimney extractor over, breakfast bar, space for washing machine, fridge and dish washer. Part tiling to the walls and vinyl flooring. Door off leading into..

### PORCH

With tiling to the floor.

### BEDROOM ONE

A good sized room to the front of the property with a range of fitted furniture comprising of two double, one single wardrobe, dressing table and overhead storage. Coving to the ceiling.

### BEDROOM TWO

To the rear of the property a good sized double room with coving to the ceiling and sliding patio doors into the conservatory.

### CONSERVATORY

Half brick conservatory with laminate flooring, ceiling fan and patio doors leading into the rear garden.

### BATHROOM

Currently used as a wet room with a large walk in shower cubicle, mains fed shower, low level Wc and pedestal hand basin. Full tiling to the walls, waterproof flooring, extractor fan and coving to the ceiling.

### OUTSIDE

The front garden has been laid to stone for ease of maintenance incorporating decorative planting to the boundary. A side driveway provides ample off street parking leading to the single garage with up and over door, personnel door, power and light. The rear garden is laid mainly to lawn with a paved patio area adjacent to the garage.

## ADDITIONAL INFORMATION

### SERVICES

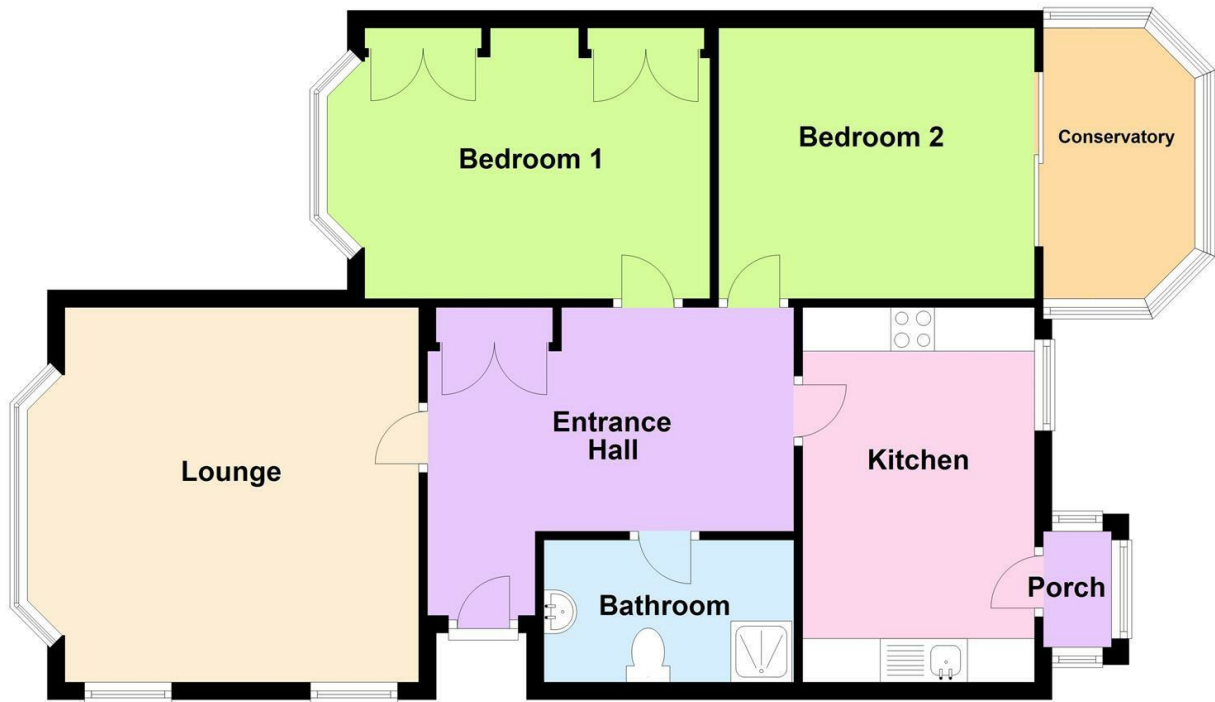
Mains drainage, electricity and gas are connected the property.

### APPLIANCES

No appliances have been tested by the agents.



## Ground 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

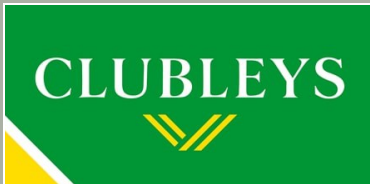
### FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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.