



Temple Close, Welton, HU15 1NX  
Offers Over £509,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Temple Close, Welton, HU15 1NX

## Key Features

- REFURBISHMENT OPPORTUNITY
- Create A Dream Home In Desirable Location
- Spacious Accommodation Throughout
- Space For Spectacular Kitchen
- 4/5 Bedrooms
- Open Fields To The Rear
- Extensive Driveway
- Triple Garage/Workshop
- Tender Date 3rd June 2022
- ER-C

RENOVATION OPPORTUNITY- This detached dormer bungalow is located in one of the most sought after streets in Welton and offers a purchaser the chance to create a stunning home. Set within an enviable plot of approximately 1/3 acre which adjoins open fields at the rear, the property has been subject to a schedule of incomplete works over the years and requires someone who recognises the opportunity to create a dream home. A number of neighbouring properties have recently undergone extensive remodelling and subject to consents, there is the possibility to add to what already is sizeable accommodation.

The existing property comprises entrance hall, living room, living kitchen area, WC, office/bedroom, bathroom and 2 further ground floor bedrooms. To the first floor there is a master bedroom with en-suite and an additional bedroom.

Outside, the corner plot is a fantastic size with delightful views, gardens, a driveway and triple garage/workshop.

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>	70	82
(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		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property

#### BEDROOM 3

12'10 x 12'3 (3.91m x 3.73m )

Positioned to the front of the property with a bay window to the elevation

#### BEDROOM 4

12'3 x 12'3 (3.73m x 3.73m )

Positioned to the rear of the property with French doors opening to the patio

#### BATHROOM

11'4 x (3.45m x )

With tiled walls, fitted three piece suite comprising WC, wash basin and bath

#### LIVING ROOM

23'5 into bay x 15'2 (7.14m into bay x 4.62m )

A large bay fronted reception room, opening to:

#### KITCHEN

34'6 x 13 (10.52m x 3.96m )

With enough space to create a spectacular kitchen, with two patio doors opening to the rear of the property. A door access from the driveway

#### CLOAKROOM

5'11 x 2'6 (1.80m x 0.76m )

With WC and window to the rear elevation.

## OFFICE/BEDROOM 5

8'7 x 19'2 into bay (2.62m x 5.84m into bay)

A useful second reception room overlooking the garden and fields to the rear. The versatile space can be used as a fifth bedroom or office space

### FIRST FLOOR

#### BEDROOM 1

17'10 x 14'10 max (5.44m x 4.52m max)

A master bedroom with en-suite off, windows to two elevations.

#### EN-SUITE

#### BEDROOM 2

20'11 max x 10'2 max (6.38m max x 3.10m max)

A bedroom of single proportions with restricted head height.

### OUTSIDE

#### FRONT

To the front of the property of the property there is a garden with low level stone wall to the perimeter

#### REAR

Adjoining open fields, the rear garden is mainly laid to lawn and there is a patio adjoining the property

#### TRIPLE GARAGE

The detached triple garage features a remote shutter door, side access and a service pit. There is access to an additional workshop/storage area to the side.

The garage has the potential to be converted to a self contained annex (subject to consents)

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### VIEWINGS

Strictly by appointment with the sole agents.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

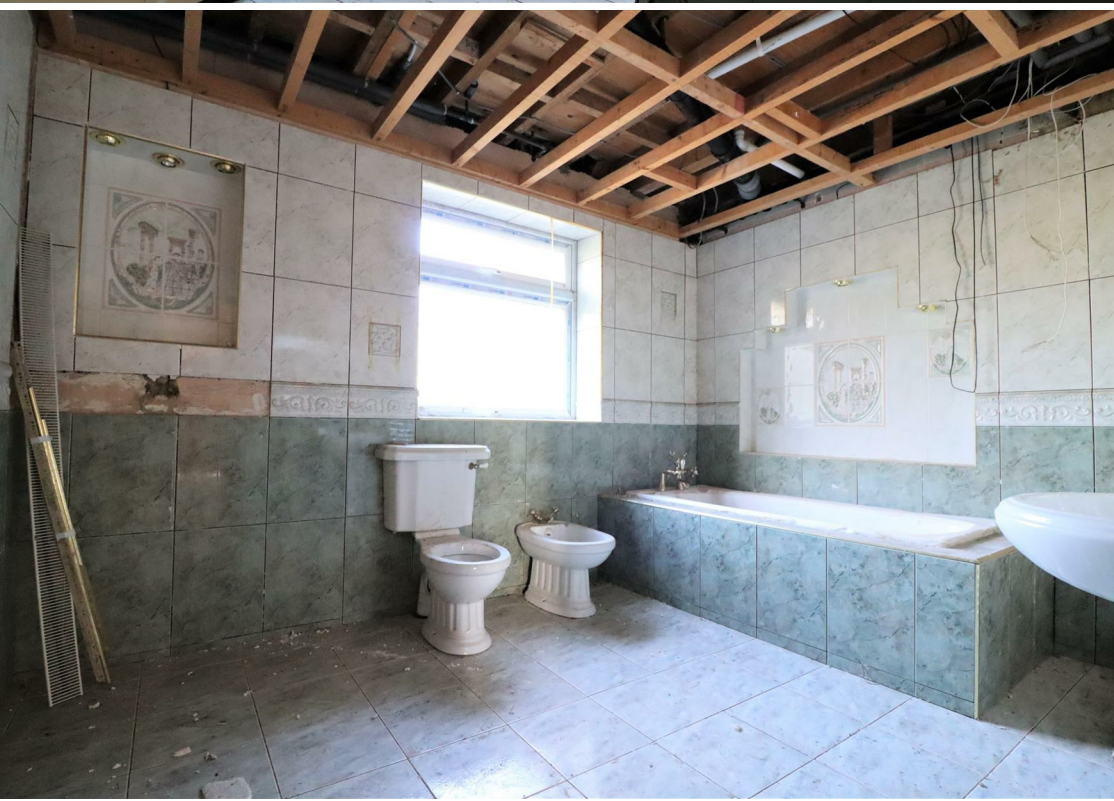
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain

referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100









GROUND FLOOR  
1557 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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