



Broadley Way, Welton, HU15 1TA
£265,000

Philip
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Estate & Letting Agents

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This modern detached home boasts a range of stylish accommodation to provide the most desirable layout which showcases a stunning fitted breakfast kitchen alongside a separate utility area and cloakroom/wc, complemented by an impressive garden room that enhances the living space beyond the lounge. With three generously proportioned bedrooms, including a master suite boasting a modern en-suite, and a luxurious family bathroom featuring a roll-top bath, every aspect of comfort and convenience is catered for. Outside, a driveway leads to an integral garage/store, while a private rear garden provides is a real feature.

Key Features

- Stunning Detached Home
- Immaculately Presented Throughout
- 3 Good Sized Bedrooms
- Fabulous Garden Room
- Quality Fitted Kitchen With Breakfast Area
- Modern Bathroom With Roll-Top Bath
- En-Suite To Master Bedroom
- Utility Space
- Ground Floor WC
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE

Allowing access to the property through a composite door, with a tiled floor and having cloakroom/WC off. Opening to the kitchen.

CLOAKROOM/WC

Fitted with a modern two piece white suite comprising WC and wall mounted wash basin. There is a continuation of the tiled floor, partially tiled walls and a window to the front elevation.

BREAKFAST KITCHEN

24'2" max x 10'0" max (7.37 max x 3.05 max)
The contemporary fitted kitchen comprises an extensive range of high quality gloss wall and base units mounted with contrasting work surfaces and a tiled splashback. There are integrated appliances which include a double oven and microwave, 5 ring gas hob beneath a chimney style extractor hood, dishwasher and stainless steel sink unit with mixer tap which sits beneath a window to the front elevation. An internal door leads to the utility room and there is an opening from the kitchen to a breakfast area with a door opening to the rear. A tiled floor runs throughout.

UTILITY

5'9" x 7'9" (1.75 x 2.36)
Accessed from the kitchen, this utility space has been expertly created to the rear of the garage. It is fitted with wall and base units, work surfaces and plumbing for an automatic washing machine.

LOUNGE

12'5" x 11'5" (3.78 x 3.48)
The attractive living room features a wooden floor and a bay with double doors opening to:

GARDEN ROOM

11'2" x 15'3" (3.40 x 4.65)
A superb versatile space positioned to the rear of the property with windows to three sides overlooking the garden. A mono-pitched roof is installed with Velux skylights and there is a wooden floor throughout. A door opens to the patio and rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level and a large window to the side elevation.

BEDROOM 1

12'7" x 11'8" (3.84 x 3.56)
A spacious double bedroom attractive wall panelling and a window to the rear elevation. There are en-suite facilities off.

EN-SUITE

A fabulous en-suite which is fitted with a contemporary three piece suite comprising WC, vanity wash basin mounted above a storage unit and double width shower cubicle with a thermostatic shower. There is tiling to the walls and floor and a window to the side elevation.

BEDROOM 2

9'6" x 10'5" (2.90 x 3.18)
A second double bedroom with a window to the front elevation.

BEDROOM 3

7'10" x 7'11" (2.39 x 2.41)
A good sized third bedroom with a window to the front elevation.

BATHROOM

10'1" x 6'7" (3.07 x 2.01)
A lavishly appointed bathroom which is fitted with a high quality three piece suite incorporating a free standing roll-top bath, WC with concealed cistern and wash basin mounted upon a fitted unit. There is tiling to the walls and floor, chrome heated towel rail, window to the side elevation and a large airing cupboard.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a driveway providing off street parking. A footpath leads to the front door and continues to the side and rear of the property.

REAR

The rear garden offers excellent privacy and is mainly laid to lawn with raised patio area to one corner and a flagstone patio adjoining the property.

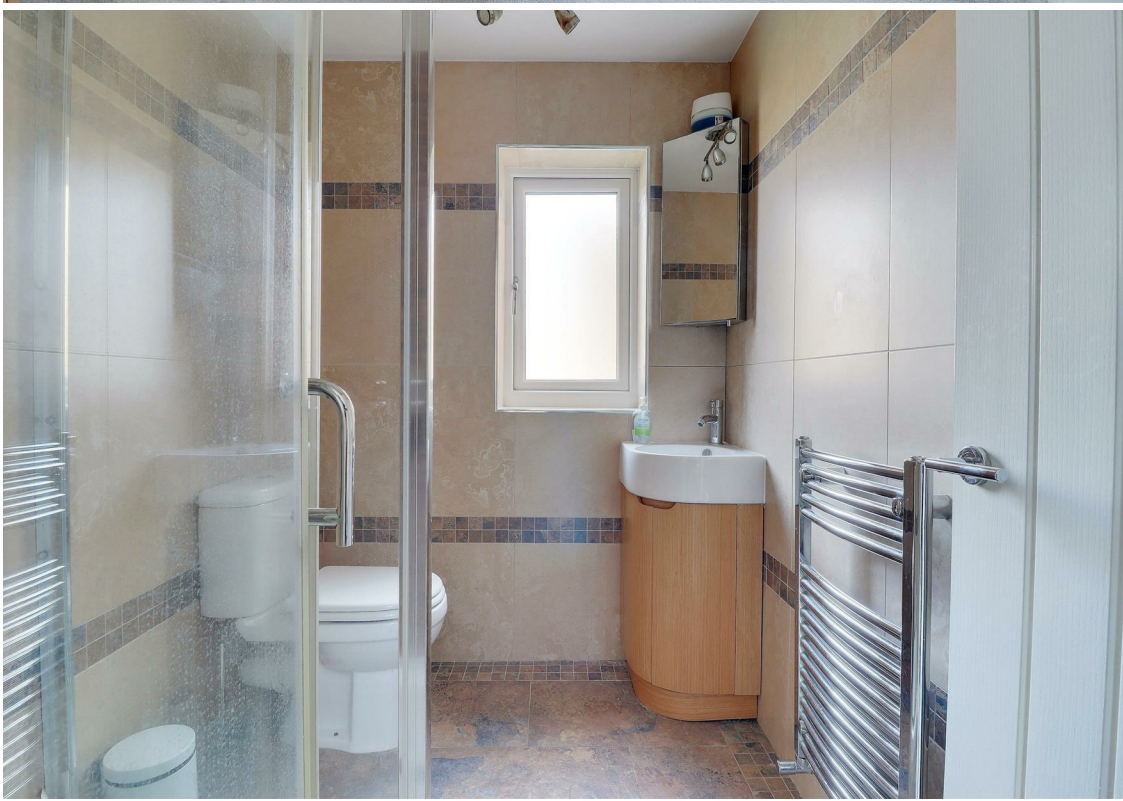
GARAGE

The garage has been divided to incorporate the utility but still offers useful storage with light and power.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.



DOUBLE GLAZING - The property has the benefit of PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

TENURE

We understand that the property is Freehold

VIEWING

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 in-house 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.

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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: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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