



Melton Fields, Melton, HU14 3HE
£160,000

Philip
Bannister
Estate & Letting Agents

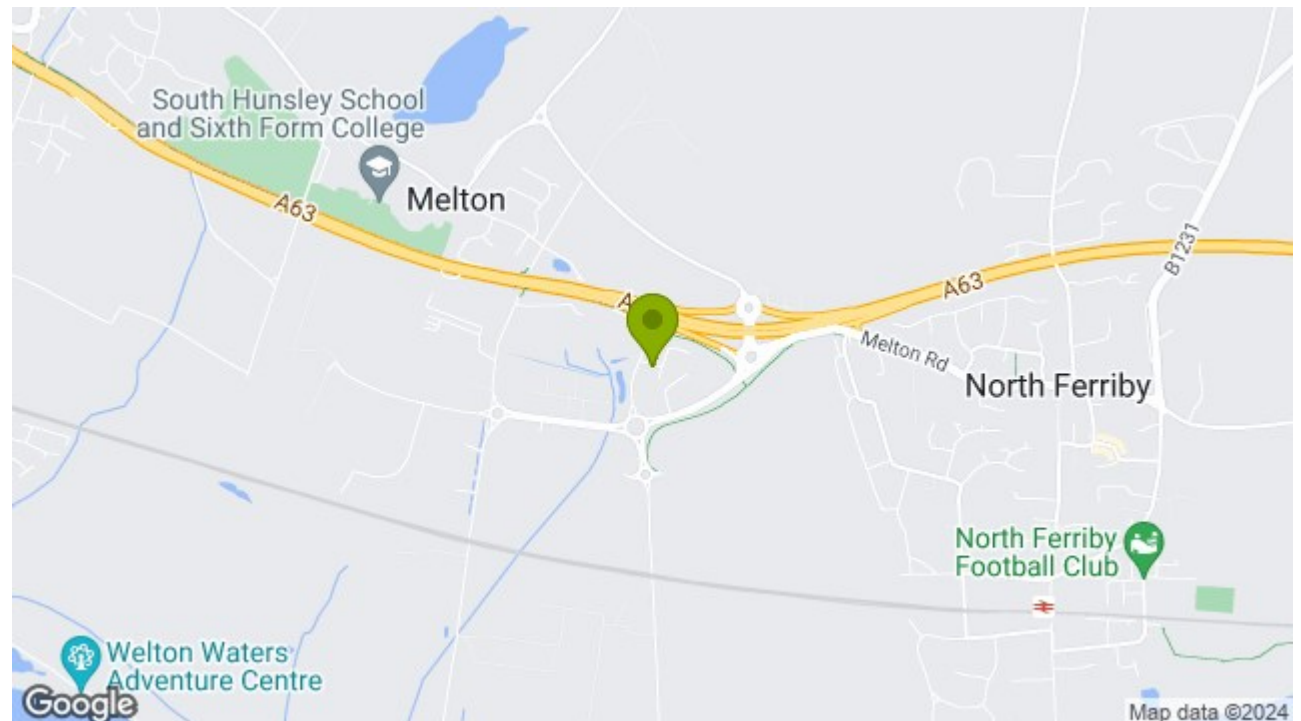
Melton Fields, Melton, HU14 3HE

This charming double-fronted, two-bedroom home is nestled within a cul-de-sac, offering convenient access to the A63. The property boasts a southerly facing rear garden, perfect for enjoying the sun. Inside, the accommodation includes an entrance hall, a spacious dual-aspect lounge, a fitted kitchen with an adjoining utility room and WC, and a conservatory that overlooks the rear garden. Upstairs, there are two double bedrooms with excellent storage and a house bathroom. Outside, the home features a gated front garden and an attractive rear garden with a large shed and pedestrian/vehicular accessway.

Key Features

- Double Fronted Home
- Southerly Rear Garden
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen, Utility Room & WC
- Rear Conservatory
- Convenient Location With Good Access To A63
- Council Tax Band = A
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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 HALL

Allowing access through a residential entrance door. A staircase leads to the first floor.

LOUNGE

16'6 x 10'11 (5.03m x 3.33m)

A spacious dual aspect reception room with a chimney breast featuring a fireplace with marble hearth and backplate housing gas fire.

KITCHEN

8'4 x 11' (2.54m x 3.35m)

Fitted with a range of wall and base units, worksurfaces, sink unit with drainer, extractor hood above a space for a free standing cooker, plumbing for an automatic washing machine and a window to the front elevation.

INNER HALLWAY

With access to:

UTILITY ROOM

5' x 5'3 (1.52m x 1.60m)

Allowing useful space for white goods, there is a wash basin and fixed cabinet.

WC

With a WC and access to an understair storage cupboard.

CONSERVATORY

9'6 x 7'3 (2.90m x 2.21m)

A uPVC conservatory overlooking with rear garden with doors leading out.

FIRST FLOOR

LANDING

With a window to the rear. A cupboard houses the combi-boiler.

BEDROOM 1

16'6 x 11'1 (5.03m x 3.38m)

A spacious double bedroom with a window to the front and rear elevations. A over stair storage cupboard to one corner.

BEDROOM 2

9'10 x 11'1 (3.00m x 3.38m)

A second double bedroom with a window to the front elevation and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a bath with a shower over. There is tiling and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a gated entrance with a central footpath leading to the entrance door. To either side of the footpath there are lawns and borders. A covered walkway leads to the rear garden.

REAR

The rear garden enjoys a southerly aspect and is mainly laid to lawn and is complemented by gravelled seating areas. A large shed is positioned to one corner and there is a gated access.

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 A. (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.

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 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.

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



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

