



**Broadley Croft, Welton, HU15 1TD**  
£350,000



Platinum Collection

## **Broadley Croft, Welton, HU15 1TD**

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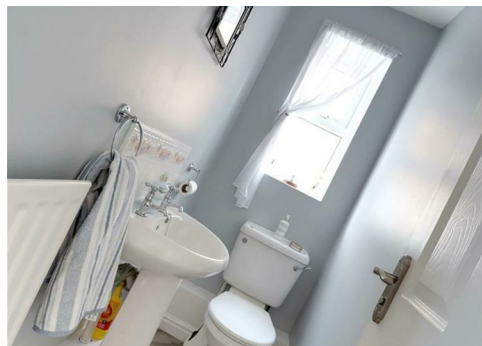
Nestled in a sought-after residential cul-de-sac, this detached home offers the comfortable family living. Boasting a fabulous open aspect overlooking Welton Cricket Club, this property features four generously sized bedrooms, including an en-suite to the master bedroom, as well as a convenient family bathroom. The ground floor is adorned with stylish Amtico flooring throughout, encompassing two spacious reception rooms, a modern fitted kitchen, utility room, and a WC for added convenience. Outside, a double width driveway leads to an integral garage, providing ample parking space, while the delightful lawned rear garden is perfect for relaxation and outdoor gatherings.



# Broadley Croft, Welton, HU15 1TD

## Key Features

- Impressive Detached Home
- 4 Excellent Sized Bedrooms
- 2 Reception Rooms
- Sleek Fitted Kitchen + Utility Room
- En-Suite To Master Bedroom
- Open Aspect To The Rear
- Double Width Driveway
- Integral Garage
- Popular Residential Cul-De-Sac
- EPC - TBC



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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A residential entrance door opens to a welcoming entrance hall, with Amtico flooring throughout, a staircase leads to the first floor with a cupboard beneath. An internal door leads to the garage and there are cloakroom/wc facilities off.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a window to the side elevation and a continuation of the Amtico flooring.

#### LOUNGE

11'10 x 15'1 (3.61m x 4.60m)

An attractive rear facing reception room with French doors opening to the garden. There is a feature fireplace housing a living flame gas fire with marble backplate and heart. There is a continuation of the Amtico flooring.

#### DINING ROOM

10'9 x 9'8 (3.28m x 2.95m)

A second reception room which provides excellent versatility with the current occupants utilising it as a dining room. A window is to the front elevation and there is a continuation of the Amtico flooring.

#### KITCHEN

12' x 9'7 (3.66m x 2.92m)

The kitchen is fitted with a host of sleek wall and base units which are mounted with complementary worksurfaces, tiled splashbacks and under cabinet lighting. A sink unit with swan neck mixer tap sits

beneath a window to the rear elevation and there are integral appliances which include a mid-height oven, ceramic induction hob with designer extractor hood and a fridge freezer. There is a continuation of the Amtico flooring and an internal door to:

#### UTILITY ROOM

The utility room is fitted with matching units to those of the kitchen, a stainless steel sink unit and tiling. There is space and plumbing for a slimline dishwasher, washing machine and space for a dryer. The Amtico floor continues from the kitchen and there is a door leading to the side of the property.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard and a loft hatch.

#### BEDROOM 1

14'2 x 12'10 (4.32m x 3.91m)

A spacious master bedroom with a window to the front elevation and en-suite facilities.

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure with tiling and a thermostatic shower. There is a window to the front elevation.

#### BEDROOM 2

9'1 x 13'11 (2.77m x 4.24m)

A second double bedroom with a window to the rear elevation

#### BEDROOM 3

9'1 x 11'11 (2.77m x 3.63m)

A further double bedroom with a window to the rear elevation.

#### BEDROOM 4

7'6 x 8'10 (2.29m x 2.69m)

A good sized fourth bedroom with a window to the front elevation.

#### BATHROOM

A family bathroom which is fitted with a three piece suite comprising WC and vanity basin within a fixed unit, panelled bath with remote operated shower and a glazed screen over. There is a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a double width driveway and an area of slate chippings.

#### REAR

The rear garden enjoys a fabulous outlook which adjoins Welton Cricket Club. The garden is mainly laid to lawn with flower beds to the perimeter, a gravelled seating area is immediately to the rear of the property and there is a further patio to one corner.

#### GARAGE

The integral garage features an up and over door, light and power. An internal door leads from the entrance hall.

### 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 E. (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 NTSEAT Guidance on Referral

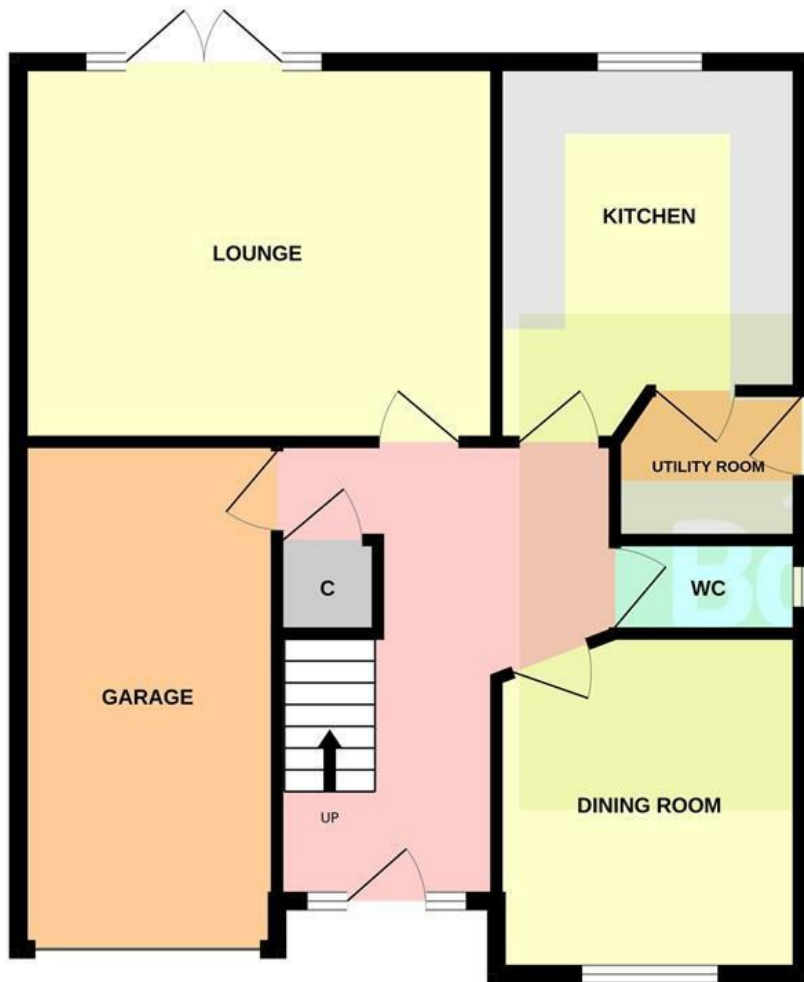
Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



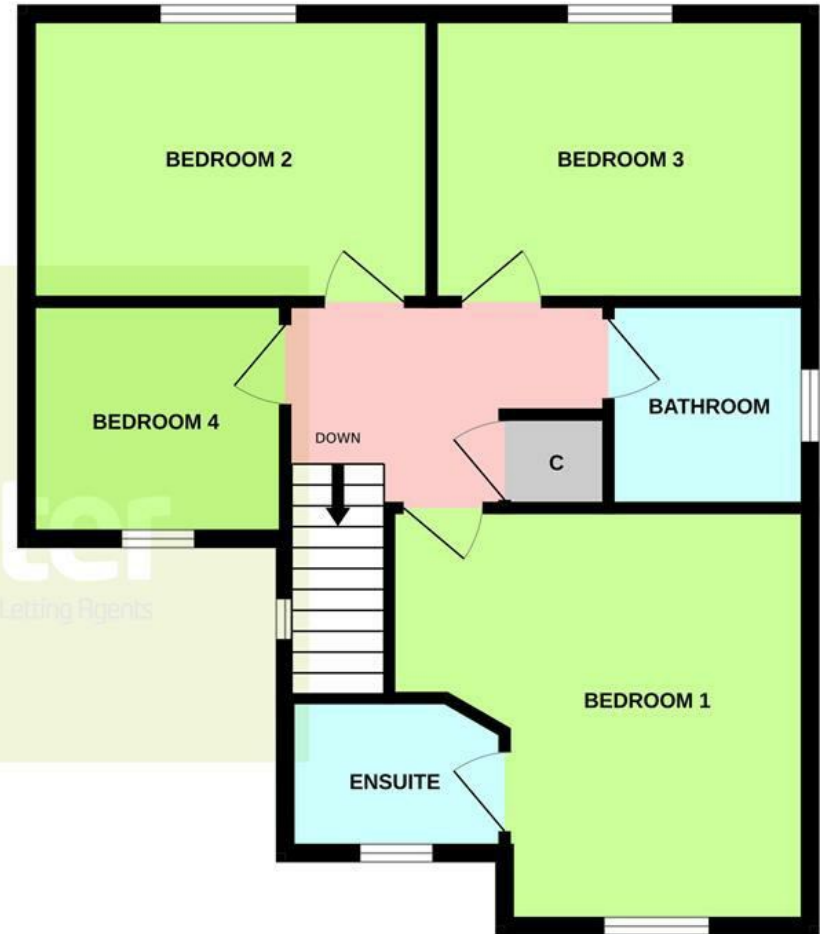




GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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