



Galland Road, Welton, HU15 1XU
Offers Over £305,000

Philip
Bannister
Estate & Letting Agents

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Key Features

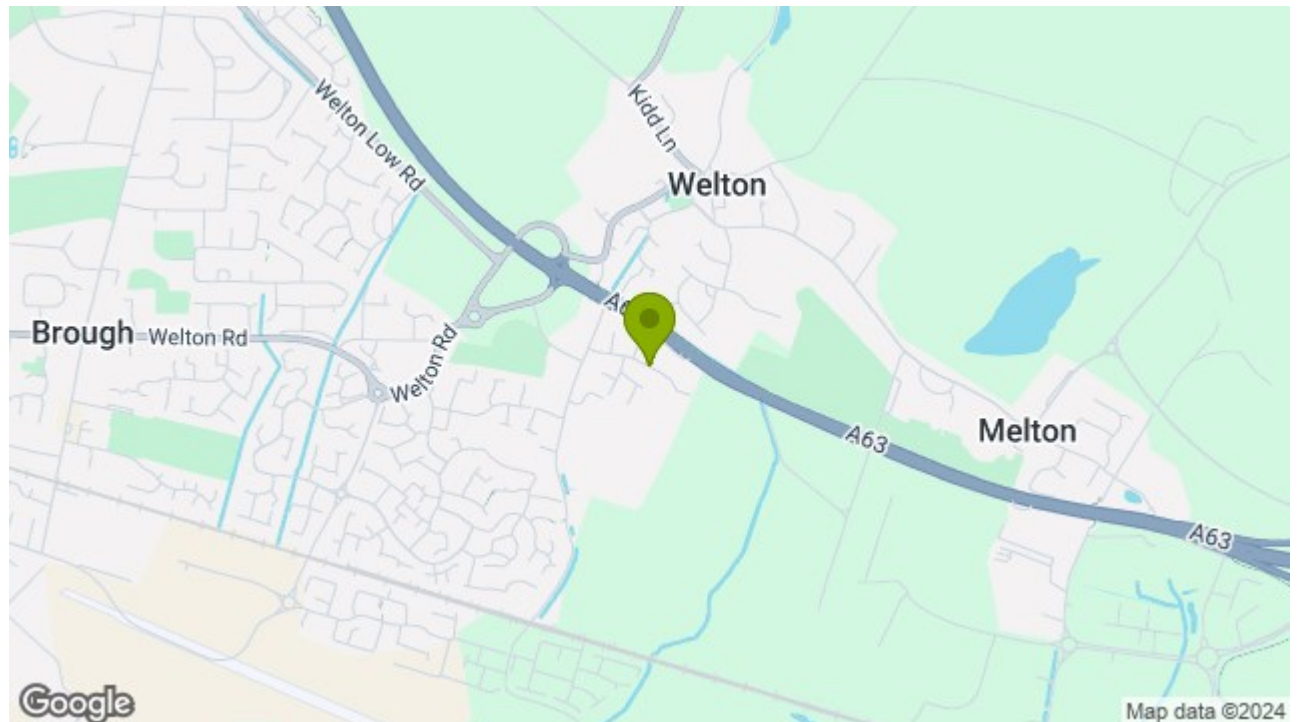
- NO CHAIN
- Modern Detached Home
- 3 Double Bedrooms
- En-Suite To Primary Bedroom
- Dining Kitchen With Appliances
- Separate Utility Room
- Ground Floor Cloaks/WC
- Private Rear Garden
- Driveway & Garage
- EPC = B

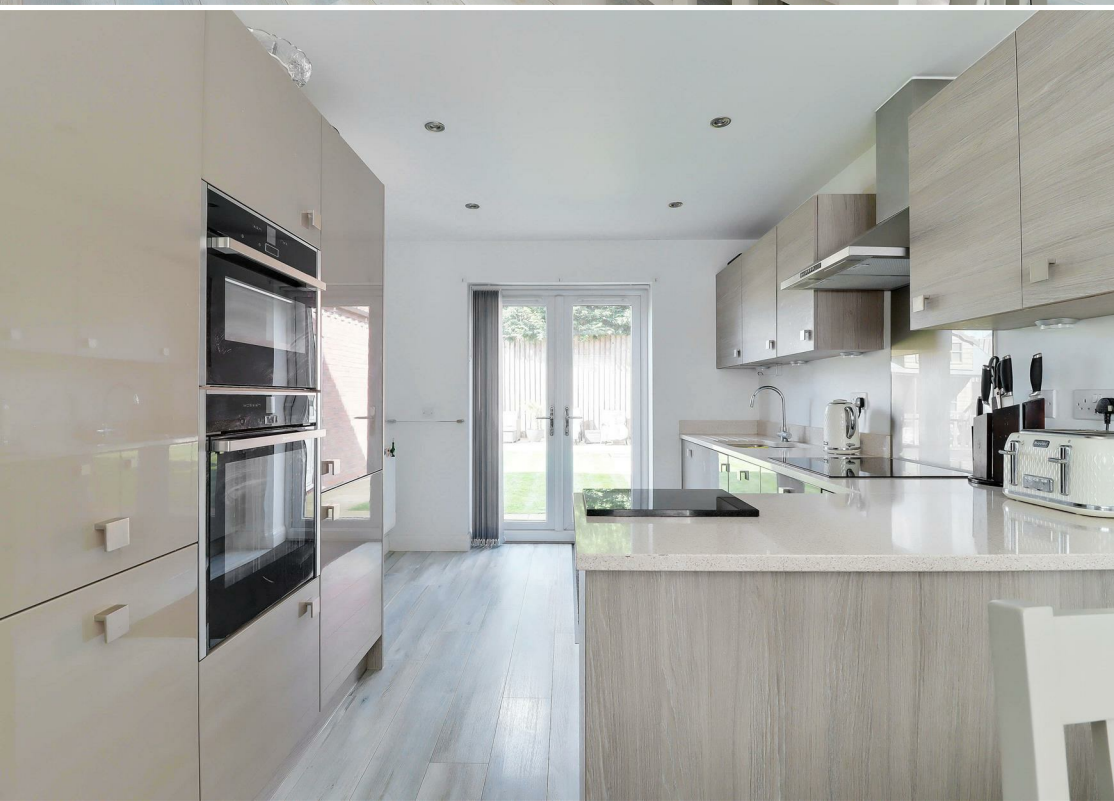
NO CHAIN - This beautiful, contemporary three-bedroom family home, designed to provide the perfect environment for raising a growing family and entertaining friends. As you step into the welcoming, light-filled central hallway, you'll find a convenient downstairs cloakroom. This hallway leads seamlessly into a spacious lounge and an open-plan dining kitchen with Quartz worksurfaces and a host of integral appliances. Both of these areas are enhanced by French doors that open into the garden. A useful utility room space is positioned off the kitchen.

Ascending the stairway, you'll discover a generous master bedroom complete with a luxurious en-suite and fitted wardrobes. The upper floor also includes two additional spacious bedrooms and a large family bathroom, ensuring ample space for every member of the family.

Outside there are gardens to the front and rear along with a side driveway leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92 plus) A		
(81-91) B	82	
(69-80) C		
(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 HALL

The central hallway is accessed via a residential entrance door. There is a staircase to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and pedestal wash basin. There is half height tiling, a tiled floor and a heated towel rail.

LOUNGE

18'8 x 9'10 (5.69m x 3.00m)

A dual aspect reception room with a window to the front elevation and French doors opening to the garden.

DINING KITCHEN

18'8 x 9'6 (5.69m x 2.90m)

A well appointed dining kitchen which comprises a comprehensive selection of wall and base units which are mounted with granite worksurfaces beneath matching upstands and there is a recessed sink unit. There are a host of integral appliances which include a NIEFF oven, microwave oven, ceramic hob, extractor hood fridge freezer and a dishwasher. There is space for a dining table, a window to the front elevation and French doors to the garden.

UTILITY ROOM

Fitted with matching units to those of the kitchen, with complementary worksurfaces and matching upstands. There is a stainless steel sink unit beneath

a window to the rear and there is an under stair storage cupboard.

FIRST FLOOR

LANDING

With a built-in cupboard, a window to the rear and access to the first floor accommodation.

BEDROOM 1

13'9 x 9'11 (4.19m x 3.02m)

A spacious double bedroom with a wall of slide-fronted fitted wardrobes. There is a window to the rear and access to en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower cubicle with a thermostatic shower and a tiled inset. There is a tiled floor, part tiled walls and a window to the front elevation.

BEDROOM 2

9'9 x 10'1 (2.97m x 3.07m)

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

BEDROOM 3

8'4 x 10'1 (2.54m x 3.07m)

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

BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and shower over. There are partially tiled walls, a mirror fronted cabinet and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a central footpath leading to the entrance door.

REAR

The rear garden offers excellent privacy and is mainly laid to lawn with timber fencing to the perimeter. There is a patio area to the bottom of the garden which is ideal for seating and continues behind the garage where there is a hot tub (separate negotiation).

DRIVEWAY & GARAGE

A block paved side driveway provides off street parking for a number of vehicles and leads to a brick garage. The garage features a roller door, side personnel door, 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.



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?

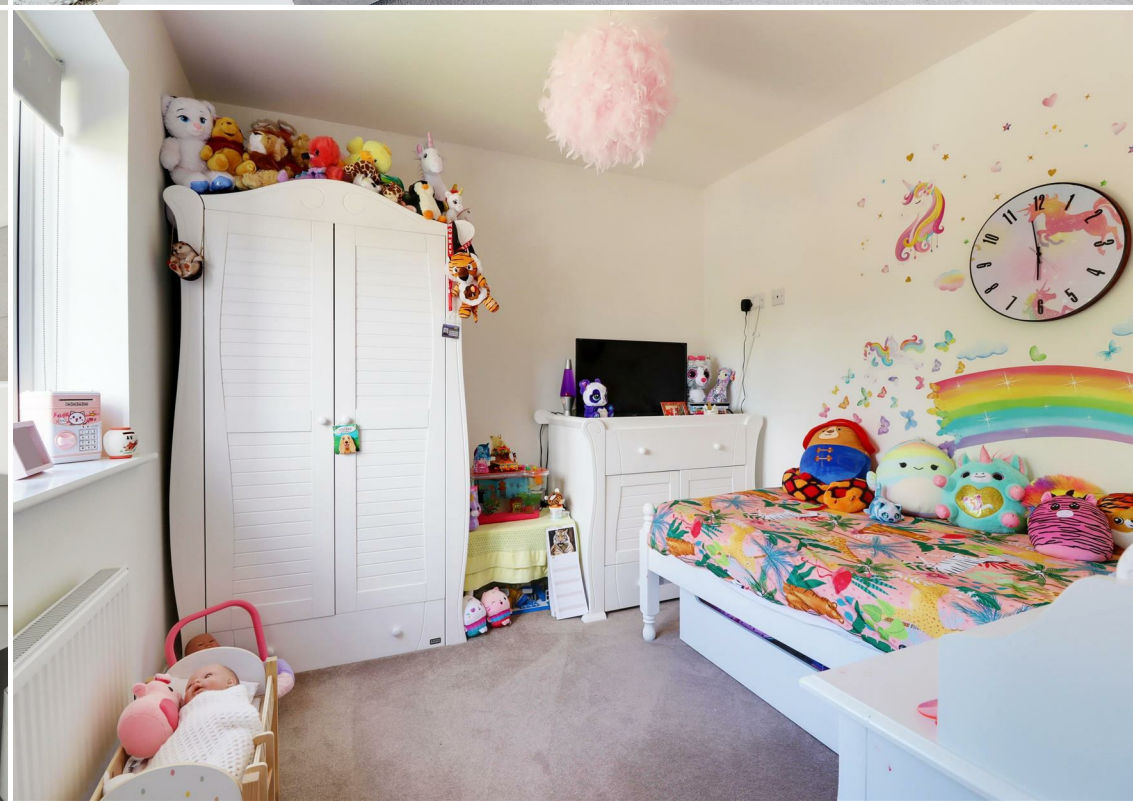
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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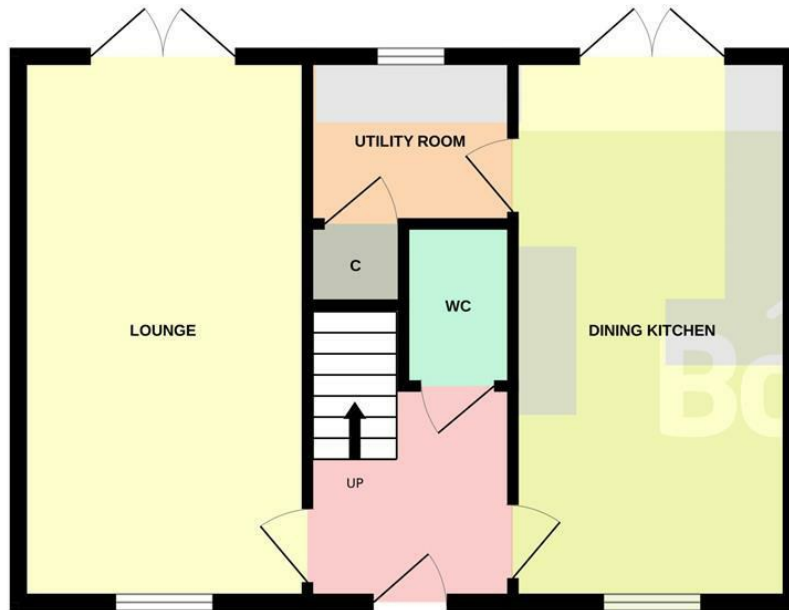
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
492 sq.ft. (45.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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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