



Harrison Place, Welton, HU15 1YT
Offers Over £400,000


**Philip
Bannister**
Estate & Letting Agents

Harrison Place, Welton, HU15 1YT

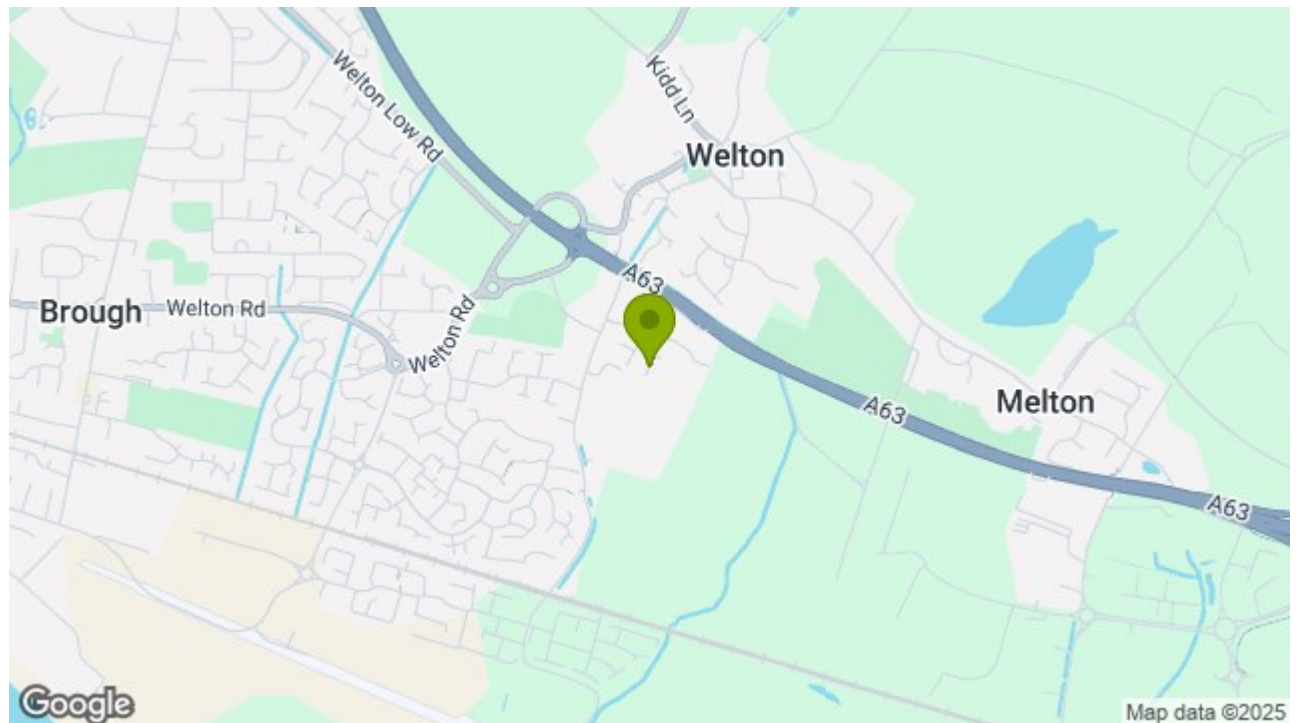
Key Features

- Impressive Detached Home
- 4 Good Sized Bedrooms
- High Quality Fittings Throughout
- Upgraded Kitchen With NEFF Appliances
- Contemporary En-Suite To Bedroom 1
- Luxurious Bathroom
- Utility Room & Cloaks/WC
- Landscaped Partially Walled Garden With Southerly Aspect
- Driveway & Garage
- EPC = B / Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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	

This exceptional four-bedroom detached family home offers a perfect blend of elegance and modern living. Stepping through the entrance door to a spacious hallway, two sets of double doors lead you to the exceptional living areas. A well appointed lounge, perfect for both relaxation and entertaining is to one side and across the hallway, the stunning open-plan family kitchen and dining space boasts a deep bay window and French doors leading to the landscaped gardens. The high-end kitchen is fitted with Quartz work surfaces and premium NEFF appliances, while a separate utility room provides convenient access to the driveway.

Upstairs, four generously sized bedrooms provide ample space for the whole family. The primary bedroom has fitted wardrobes and features its own contemporary en-suite, while the luxurious family bathroom serves the remaining bedrooms. The beautifully landscaped garden enjoys a southerly aspect, partially enclosed by elegant brickwork, creates a delightful outdoor space. With a driveway leading to a detached garage, this home offers both practicality and style, making it an exceptional choice for modern family living.









ACCOMMODATION

The family sized accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The impressive central entrance hall allows access to the property through a residential entrance door. A tiled floor runs throughout with two sets of double doors opening to both the lounge and the family kitchen. A staircase leads to the first floor and a cloakroom/wc is positioned off.

CLOAKROOM/WC

3'3" x 5'5" (0.99m x 1.65m)

Fitted with a modern two piece suite comprising WC and pedestal wash basin, there are half tiled walls, a continuation of the tiled floor and a chrome heated towel rail.

LOUNGE

12'11" x 21'0" (3.94 x 6.40)

A spacious reception accessed via double doors from the entrance hall. This light filled room includes a bay window and two further sets of windows, all with fitted shutters.

FAMILY KITCHEN DINER

21'1" x 18'3" including bay (6.43m x 5.56m including bay)

This stunning open plan family kitchen diner is the hub of this fabulous home. A range of contemporary wall and base units are mounted with Quartz work surface beneath a tiled splashback and there is an overhanging breakfast bar. A recessed sink unit mixer tap is in addition to a host of high end "NEFF" integrated appliances which include an oven, microwave, warming drawer, ceramic hob extractor

hood beneath a slimline extractor hood, fridge freezer and a dishwasher. The kitchen is open to a family living space with ample room for a dining suite and seating area within a deep bay which has Velux skylights and French doors into rear garden. There is a continuation of the tiled floor and recessed spotlights. A window is to the front elevation and there are further windows around the bay, all of which are fitted with shutters.

UTILITY ROOM

6'11" x 6'6" (2.11 x 1.98)

The utility room is fitted with wall and base units mounted with a contrasting work surface with matching upstands and a tiled splashbacks. There is a stainless steel sink unit, space and plumbing for an automatic washing machine and tumble dryer. A built in storage cupboard is beneath the staircase, a door leads to the rear of the property and there is a continuation of the tiled floor

FIRST FLOOR

LANDING

A large landing which allows access to the accommodation at first floor level. A built-in storage cupboard houses the hot water cylinder and there is a window to the rear which has fitted shutters.

BEDROOM 1

12'6" max x 14'4" max (3.81m max x 4.37m max)

A well appointed primary bedroom with fitted wardrobes, part-panelled feature wall and a window to the front elevation with shutters.

EN-SUITE

7'3" x 3'11" (2.21 x 1.19)

A contemporary en-suite fitted with a WC, pedestal wash basin and a double width glazed shower

cubicle with a thermostatic shower and tiled inset. There is partial tiling to the walls, a tiled floor, heated towel rail and a window to the side elevation with fitted shutters.

BEDROOM 2

9' + recess x 12'4" (2.74m + recess x 3.76m)

The second bedroom is of excellent double proportions and is positioned to the front of the property with windows to the front and side elevations with fitted shutters.

BEDROOM 3

11'3" x 8'2" (3.43m x 2.49m)

A third double bedroom is positioned to the rear of the property with windows to the side and rear elevations with fitted shutters.

BEDROOM 4

8'7" x 9'1" (2.62m x 2.77m)

A good sized fourth bedroom with a window to the front elevation having fitted shutters. There is also a built-in cupboard.

BATHROOM

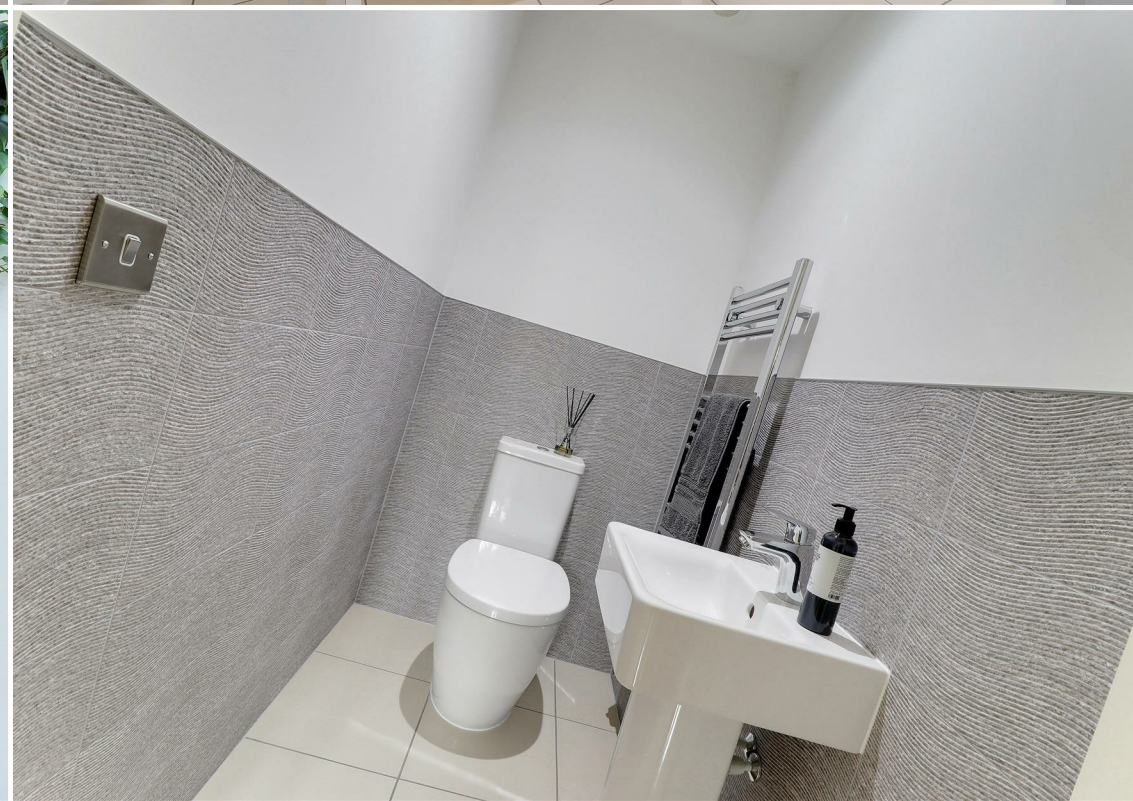
8'3" x 6'3" (2.51 x 1.91)

A luxurious family bathroom fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower attachment. There are marble effect tiled walls and flooring, a window to the rear elevation is fitted with shutters and there is a heated towel rail.

OUTSIDE

GARDENS

A partially walled garden garden enjoys excellent privacy and has been delightfully landscaped. The garden enjoys a southerly aspect and features an



attractive shaped patio adjoining the property along with a lawn. There are raised planting beds and space behind the garage for a shed.

DRIVE & GARAGE

A driveway sits to the rear of the property and leads to a detached garage with up and over door, electrical connection and lighting in addition to a personnel door from the garden.

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 - Council Tax Band 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?

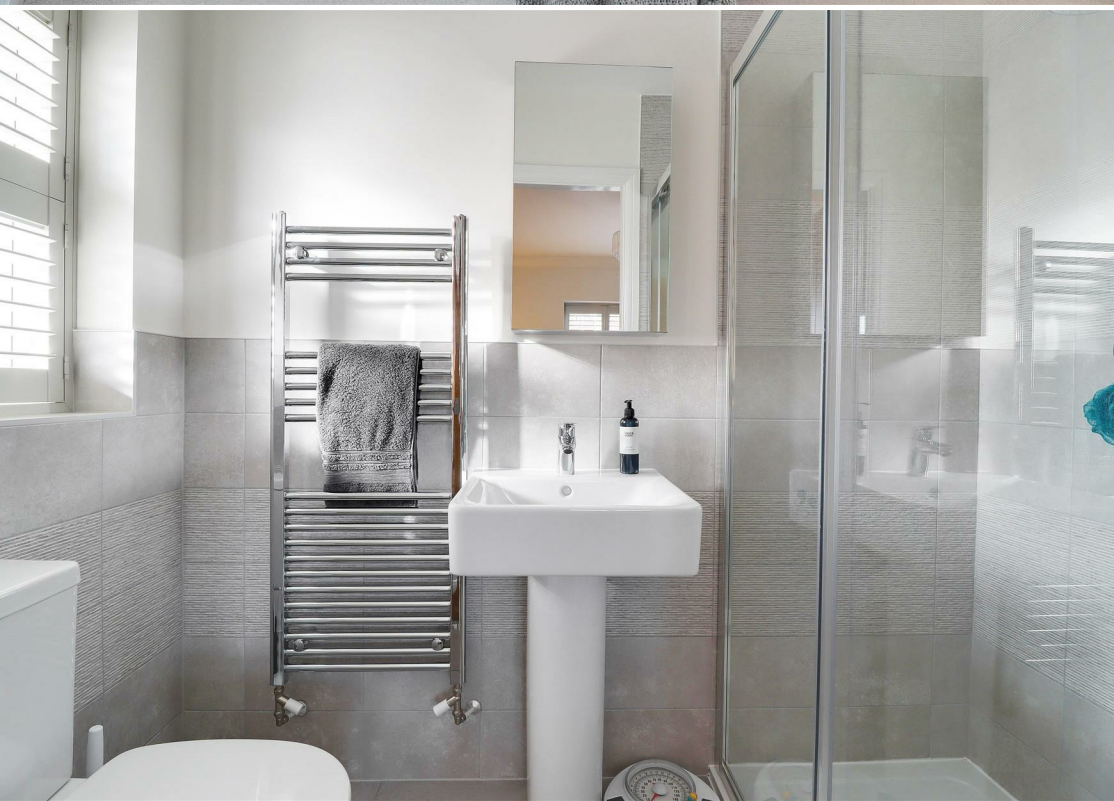
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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

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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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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