



Reynolds Close Melton, HU14 3HR

- Two Bedrooms
- Spacious Lounge / Diner
- Boarded Loft Space
- Village Location
- Perfect for Downsizers
- Semi-Detached Bungalow
- Conservatory
- Large Driveway & Detached Garage
- Close to Local Shops
- Viewing Highly Recommended

Offers in excess of £220,000





Located in a lovely peaceful position within the sought-after village of Melton, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation, together with excellent outside space and the added benefit of a boarded loft currently being used as an additional bedroom. The property would make an ideal home for those looking to enjoy the convenience of single-storey living while still benefiting from useful additional space upstairs.

Upon entering, the property offers a welcoming layout with a particularly spacious lounge/diner providing an excellent central living and entertaining space. The kitchen is well positioned and provides access through to the conservatory, which enjoys views and access towards the rear garden and offers a versatile additional reception space. There are two ground floor bedrooms, along with a family bathroom, making the accommodation practical for a range of buyers.

Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles, together with a detached single garage offering further parking, storage or workshop potential. To the rear is a low-maintenance garden, featuring a paved pathway with the remainder being predominantly gravelled, creating a pleasant outdoor space that is easy to maintain.



Situated in the beautiful village of Melton, the property enjoys a peaceful setting while remaining well placed for local amenities, countryside walks and excellent transport links. This is a fantastic opportunity to acquire a versatile bungalow in a desirable East Yorkshire village, with the combination of spacious accommodation, ample parking, detached garage and additional loft space making this a property that is well worth viewing.

Entrance Hall

This inviting entrance hall provides access to the ground floor accommodation and features a staircase leading to the boarded loft room. With tiled flooring and a radiator.

Lounge Diner

11'2" x 20'7"

A spacious and versatile reception room providing ample space for comfortable seating and a dining area. With carpet flooring, radiators and a fireplace featuring as a focal point. A large window to the front aspect, and French doors leading to the conservatory, allow natural light to fill the room, creating a bright and comfortable space for relaxing or entertaining.

Kitchen

9'5" x 9'5"

The kitchen is well-equipped with wall and base units, and integrated appliances include a hob, oven and overhead extractor fan. Finished with tiled flooring, a classic tiled backsplash and dark countertops, this room connects seamlessly to the conservatory, providing a practical and light-filled cooking space.

Conservatory

18'3" x 9'1"

This spacious conservatory offers a bright and airy extension to the living space, with ample room for seating and garden views through its large windows. It provides an ideal spot for relaxing while enjoying the surrounding greenery. With tiled flooring and a radiator.

Bedroom 1

11'7" x 11'1"

A well-proportioned master bedroom offering ample space for bedroom furniture and a large window that allows natural light to brighten the room, creating a peaceful retreat. With carpet flooring and a radiator.

Bedroom 2

9'11" x 9'8"

A good-sized bedroom offering flexibility for use as a bedroom, guest room or home office. This room provides a cosy and functional space, with carpet flooring, a radiator and natural light from a window facing the rear aspect.

Bathroom

5'3" x 8'1"

The bathroom is a clean and practical space fitted with a classic white suite with a bath, toilet, wash hand basin set into a vanity unit and a corner shower enclosure. Two frosted windows ensure the room is naturally lit and provides privacy and ventilation. With tiled walls and flooring and a heated towel radiator.

Loft Room

29'10" x 7'5"

A fantastic additional space which is currently being used as a bedroom. This versatile room provides valuable extra accommodation and could

alternatively be utilised as a home office, hobby room, dressing room or storage space, subject to any required permissions. Two velux windows provide ample natural light.

Rear Garden

The rear garden is beautifully maintained with a variety of mature shrubs, topiary trees and a gravelled surface that provides low maintenance. This outdoor space is perfect for enjoying sunny days and offers a peaceful environment.

Front External

The property is approached via a large gravel driveway bordered by hedging with ample parking space leading to the detached garage.

Garage

9'4" x 16'4"

The property benefits from a detached single garage, providing useful additional storage and parking facilities.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - E
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

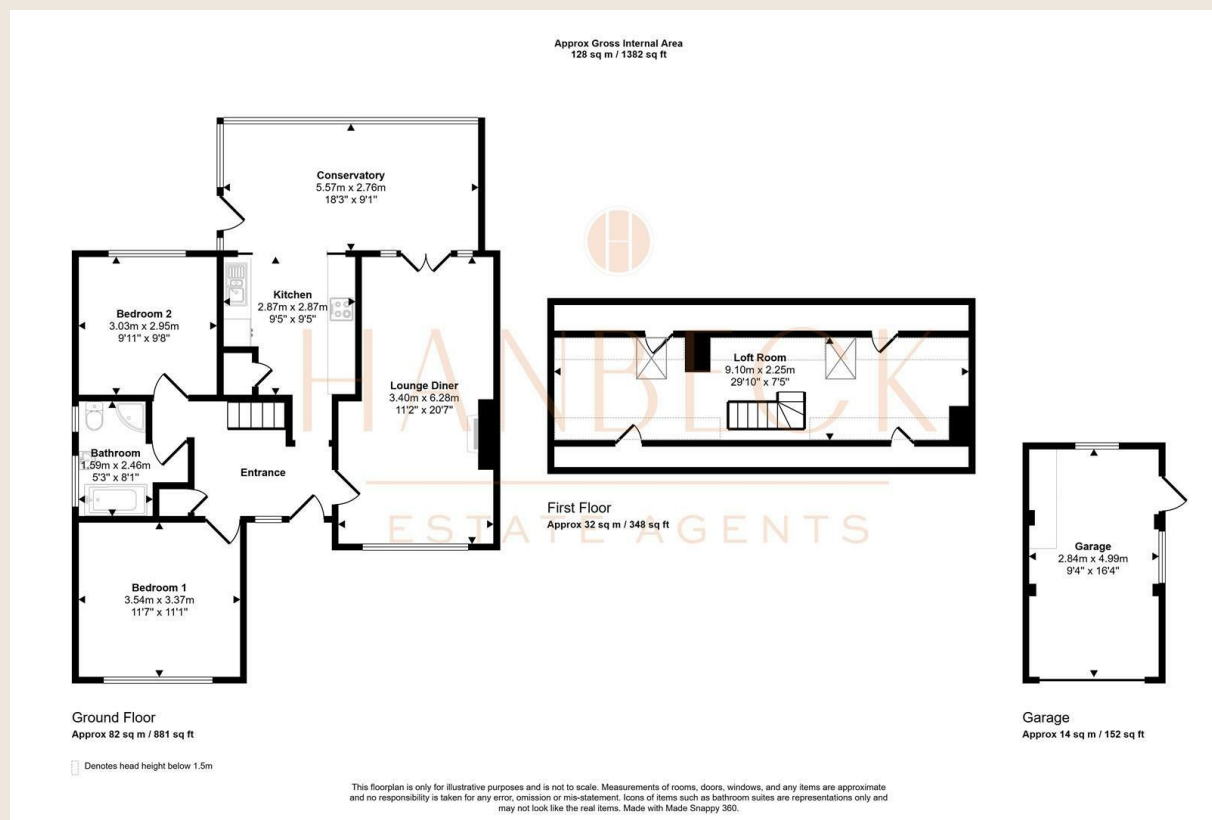
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing



Local Authority **East Riding of Yorkshire**
Council Tax Band **C**
EPC Rating **E**



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

