

# LEONARDS

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## 77 Welton Road, Brough, HU15 1BJ

- Three Bedroom Detached Bungalow
- Entrance Porch with access to Hallway
- Kitchen with a Range of Units
- Garden Areas with Garage
- Double Glazing
- Offered For Sale with No Forward Chain
- Double Aspect Lounge
- Modern Wet Room
- Gas Fired Central Heating System

**Offers In The Region Of £249,950**



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# 77 Welton Road, Brough, HU15 1BJ

Three bedroom detached bungalow, offered for sale with No Forward Chain. Occupying a convenient main road location the property is located opposite the Morrisons supermarket. The accommodation comprises:- Entrance porch, hallway, lounge, kitchen, side porch, three bedrooms and a modern wet room. Garden areas to the front and rear. Off road parking. Single garage. Gas fired central heating system. Double Glazing. Viewing via Leonards.

## Location

Located along Welton Road. Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons, Lidl and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

## Entrance Porch

Main front entrance door provides access into the property. Inner door leads into:

## Hallway

5'9" x 8'3" (1.776m x 2.520m)

Useful cloaks cupboard which houses the gas fired central heating boiler. Radiator. Access into rooms off.

## Kitchen

8'7" x 12'9" (2.632m x 3.896m)

Fitted with a good range of base and wall units. Work surfaces with single drainer sink unit. Electric oven and hob. Space for appliances. Window to the side elevation. Side entrance door to the porch.

## Side Entrance Porch

Side entrance door.

## Lounge

12'0" x 17'10" (3.671m x 5.443m)

Windows to the front and side elevations. Fire surround with electric fire. Two radiators.

## Inner Lobby

## Bedroom One

8'9" x 11'11" (2.676m x 3.651m)

Window to the rear elevation. Radiator.

## Bedroom Two

11'10" x 8'10" (3.631m x 2.709m)

French doors to the rear garden area. Radiator.

## Bedroom Three

8'9" x 9'6" (2.681m x 2.905m)

Window to the side elevation. Radiator.

## Wet Room

8'6" x 8'11" max sizes (2.615m x 2.731m max sizes)

Wet Room

## Outside

The property has a small lawned area to the front and a low maintenance garden area to the rear. Off road parking to the front with a single garage at the rear. There is restricted access to the garage due to the side porch, step and pipework.

## Garage

8'3" x 14'8" (2.528m x 4.493m)

With electric up and over. Light and power. Single glazed window.



### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Energy Performance Certificate

The current energy rating on the property is C (61).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number ELT187077000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

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## Ground Floor



| 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<br>2002/91/EC |           |

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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