



Willow House, 1 Temple Close, Welton, Brough, East Riding of Yorkshire, HU15 1NX

A HIGH-SPECIFICATION SMART HOME WITH STUNNING HUMBER VIEWS



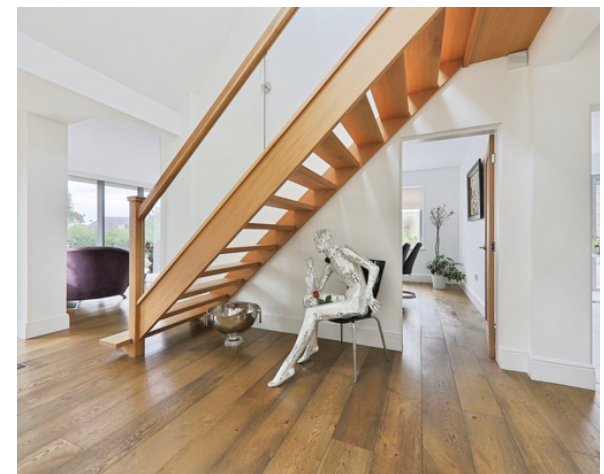
A beautifully presented, contemporary four-bedroom smart home in the popular village of Welton, East Yorkshire. Set on an elevated plot of just under a quarter of an acre, the property offers four bedrooms, three bathrooms, three reception rooms and an independent office with kitchenette and WC. The impressive 31ft open-plan living, dining and kitchen space features bi-fold doors at both ends, opening onto a wrap-around porcelain terrace with wonderful Humber views. With excellent flexibility, generous parking for up to seven cars and a prime position close to Brough, the A63, Welton Waters, the Wolds Way and South Hunsley School, this is a superb family home.

From the Agent's Perspective

This is a truly impressive smart home that offers something a little different. The combination of high-quality finishes, modern technology and versatile accommodation makes it a fantastic choice for a wide range of buyers.

The floor-to-ceiling picture windows fill the home with natural light, while the impressive entrance creates a great first impression. Bedrooms are found on both the ground and first floors, giving the property plenty of flexibility for family life, guests or those looking for single-level living.

Outside, the wrap-around porcelain terrace has been designed with entertaining in mind and makes the most of the sunshine and Humber views. With parking for up to seven cars and just under a quarter of an acre of land, there is plenty of space both inside and out.





Welton is ideally placed just off the A63 and close to Brough, with its excellent range of amenities. The Wolds Way and Welton Waters provide beautiful places to enjoy walks and the outdoors, while the highly regarded South Hunsley School is within a short walk.

Agent's Notes

The en-suite in bedroom 2 is in the process of being installed and will be finished before completion.

House Features

- 5a inside light ring for lamps
- All bi-fold doors have integrated, solar charged, opening and closing blinds
- Soft water system
- Booster water pressure (can be removed if not wanted)
- Back bedroom wired for electric shower
- Filtered stream and waterfall
- Front planter has additional wiring for garden features
- Boarded loft with lighting
- Power for Summer House
- Power for Hot Tub. Not included, subject to separate negotiation
- Underfloor heating to ground floor



Smart House Features

- Hi specification alarm system
- CCTV 11 cameras with sound
- Wi-Fi extensions to all parts of the property and garden
- Cat 5 Outlets for TV, Computers etc
- Remotely operated side gate
- Ring doorbells x 2
- Smart Lighting
 - Tree lights
 - Wall lights
 - Shed lights
 - Garage lights
 - Garden feature and fountain lights
- Smart automated watering system
- Smart Heating controls
- Smart Underfloor wet heating on the ground floor
- Smart ovens
- Smart controlled wiring for garden features



Tenure

The tenure of the property is freehold. Council Tax

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

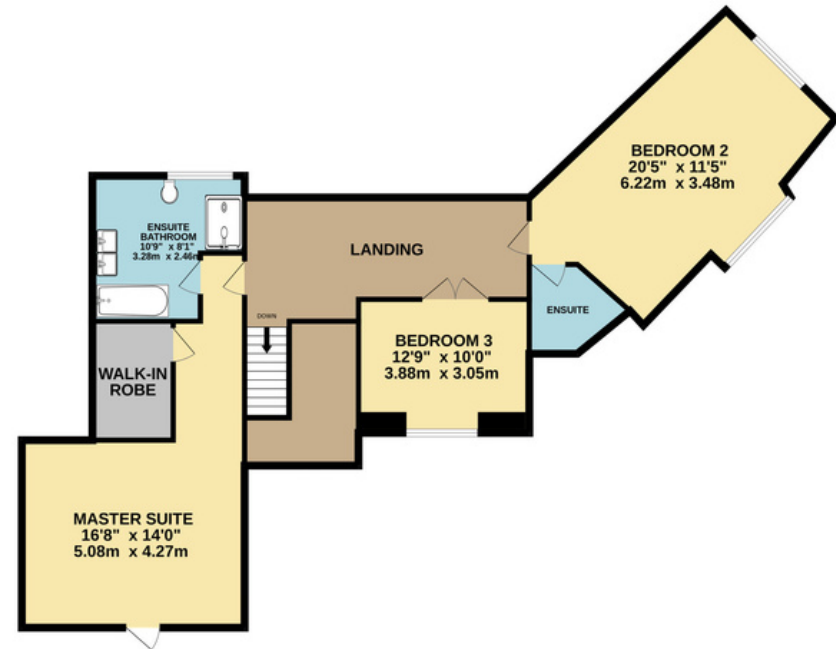
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR



1ST FLOOR



TEMPLE CLOSE, WELTON, BROUGH

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