

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



River View, Lowfield Lane, Welton, East Yorkshire, HU15 1NU

📍 Spacious Detached House

📍 Approx. 2,300sq.ft.

📍 5 Double Bedrooms

📍 Council Tax Band = F

📍 Parking + Double Garage

📍 Far Reaching Westerly Views

📍 Close to School

📍 Freehold/EPC = C

Offers Over £475,000

INTRODUCTION

This extremely spacious detached house affords accommodation extending to approximately 2,300 sq ft in a popular area, close to South Hunsley School. A particular feature of the property is the stunning south westerly rear view across playing fields and from upstairs, even across the River Humber and towards the north Lincolnshire Wolds. The accommodation is depicted on the attached floorplan and provides much flexibility of use, currently including a superb entrance hallway, cloaks/WC, 30 ft long living room, dining/sitting room, office, open-plan breakfast kitchen and a utility room. At first floor level are five double bedrooms, the main with an ensuite shower plus there is a house bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside, the property is entered through wrought iron gates on brick pillars which provides access to the gravelled forecourt providing generous parking and access to the detached double garage. The property occupies a triangular-shaped plot with space to one side, ideal for storage purposes and to the rear, there is south westerly facing garden which runs adjacent to the school sports field.

LOCATION

The property is located on Lowfield Lane which is accessed from Welton Old Road and runs to the western boundary of the highly regarded South Hunsley secondary school. Welton itself has a picturesque village centre clustered around the church and pond. There is a public house which serves food and a coffee shop is an added attraction. Welton is located at the foot of the Yorkshire Wolds where many beautiful walks are available. It is also ideally placed for immediate access to the A63 leading into Hull city centre to east or the national motorway network to the west. The historic market town of Beverley is within approximately 20 minutes driving time. There is a mainline railway station in the neighbouring village of Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE RECEPTION

15'5" x 14'0" approx (4.70m x 4.27m approx)

A stunning entrance reception with a turning staircase leading up to the first floor.



CLOAKS/WC

With low level WC and wash hand basin.

LIVING ROOM

30'4" x 12'10" approx (9.25m x 3.91m approx)

A particularly grand room with cantilever style bay window to front elevation, further windows to south and west elevations allowing plenty of light to flood in. An inglenook style recessed fire area has a Class 1 flue suitable for either an open fire or multifuel stove and to one side, a door provides access to the office.



OFFICE

9'5" x 9'3" approx (2.87m x 2.82m approx)

Window to front elevation.

DINING ROOM

16'0" x 10'10" approx (4.88m x 3.30m approx)
Situated between the living room and the kitchen. Double doors opening out to the rear patio.



BREAKFAST KITCHEN

21'0" x 14'9" approx (6.40m x 4.50m approx)
Reducing to 13'4" approx.

A large room which has a range of fitted base and wall mounted units and roll top work surfaces with breakfast bar return. There is an integrated double oven, four ring hob with extractor hood above and dishwasher. Windows to rear and side elevations. Ample area for table and chairs.



UTILITY ROOM

With sink and drainer, plumbing for automatic washing machine and space for further appliances. External access door to side, window to front. To one corner lies a very useful shelved pantry cupboard.

FIRST FLOOR

LANDING

BEDROOM 1

18'10" x 13'0" approx (5.74m x 3.96m approx)

With an extensive range of fitted wardrobing. Windows to front and side elevations.



ENSUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin, shower cubicle.



BEDROOM 2

13'0" x 11'02" approx (3.96m x 3.40m approx)
With windows to south and west elevations providing some far reaching views across the adjoining sports field and towards the River Humber and Lincolnshire Wolds beyond.



VIEW



BEDROOM 3

16'0" x 7'10" approx (4.88m x 2.39m approx)
With fitted wardrobe, window to west elevation providing some far reaching views.



BEDROOM 4

13'5" x 11'0" approx (4.09m x 3.35m approx)
With window to west elevation.



BEDROOM 5

13'9" x 10'8" approx (4.19m x 3.25m approx)
Window to front elevation. Storage cupboard to corner.



BATHROOM

10'9" x 9'6" approx (3.28m x 2.90m approx)
With low level WC, wash hand basin, bath and shower cubicle, tiled surround and tiled floor.



OUTSIDE

The property is accessed through twin wrought iron gates mounted upon brick pillars with a wall continuing to the front boundary. There is an extensive gravelled forecourt providing generous parking and access to the double garage. The property occupies a triangular-shaped plot with an area to the south side of the house which is ideal for storage purposes. The rear garden enjoys a sunny southerly and westerly aspect and has fencing to the perimeter.



REAR VIEW



DOUBLE GARAGE

There is a detached brick, block and tiled double garage complete with power and light supply installed and electric entrance door.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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 travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 232.8 sq. metres (2506.0 sq. feet)

