



Welton Road, Brough, HU15 1DR  
£350,000

Philip  
**Bannister**  
Estate & Letting Agents

# Welton Road, Brough, HU15 1DR

## Key Features

- Extended Family Home
- 3 Double Bedrooms
- Potential To Create 4th Bedroom
- Bathroom & En-Suite
- Extensive Driveway Parking + Garage
- Private Rear Garden With Outbuilding/Bar
- Full Width Dining Kitchen
- Attractive Lounge With Log Burner
- EPC = E
- Council Tax = C

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		
	40	81
England & Wales	EU Directive 2002/91/EC	

This fabulous family home has been thoughtfully extended to provide three generous double bedrooms, with the potential to create a fourth should a purchaser require. Set back from the roadside, the property enjoys extensive driveway parking for several vehicles, while remaining conveniently located within easy reach of a range of local amenities.

Internally, the accommodation comprises a welcoming entrance hall, a full-width dining kitchen ideal for family living and entertaining, with a utility room and cloakroom/WC adjoining. A particularly attractive front-facing lounge features a log-burning stove, creating a warm and inviting focal point. To the first floor are three double bedrooms, the principal bedroom benefiting from a dressing room and en-suite, in addition to a well-appointed family bathroom. Externally, the property offers a garage, a private rear garden and a versatile outbuilding currently used as a bar, but equally suited to a home office, games room or a variety of other uses.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Accessing the property through a composite entrance door, the hallway features a staircase leading to the first floor and useful storage beneath.

#### OPEN PLAN DINING KITCHEN

A full width dining kitchen fitted with a range of wall and base units including a matching island peninsula. There is a stainless steel sink unit with mixer tap, integral appliances which include a twin oven, microwave and a 5 ring gas hob. A door leads to the rear garden and there is an area for a dining table beneath a window to the side elevation and there is a built-in storage cupboard. An opening leads to:

#### UTILITY ROOM

With space and plumbing for an automatic washing machine and space for a second undercounter appliance. There is a worksurface, fitted cupboard and a boiler. A window is to the rear elevation.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the rear.

#### LOUNGE

Enjoying an opening from the kitchen, this attractive front facing reception room features a stunning log burning stove recessed within a chimney breast with alcove storage. There is a bay window to the front elevation.

### FIRST FLOOR

## LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A spacious bedroom suite with space for a double bed and an opening leading to a walk-in wardrobe.

#### EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin and a corner shower enclosure with a thermostatic shower. There is tiling to the walls and a window to the rear.

#### BEDROOM 2

A spacious double bedroom with a box-bay window to the front elevation.

#### BEDROOM 3

A further good sized double bedroom with a window to the rear.

#### BATHROOM

The family bathroom is installed with a three piece suite comprising WC and vanity wash basin within a storage unit, and a shaped bath with matching glazed screen and a mixer shower. There is contrasting wall tiling and a window to the rear.

## OUTSIDE

#### FRONT

To the front of the property there is a paved driveway which offers ample off street parking alongside a gravelled area providing additional parking facilities. A wall is to the front boundary and privacy hedging.

#### REAR

The rear garden offers excellent privacy and has a central lawn, a patio and two decked areas, one

towards the bottom of the garden and one adjoining the property.

#### OUTBUILDING/BAR

An incredibly versatile space which has been converted from the former garage. The current owners are utilising it as a bar, however it could be an ideal office space or games room amongst other uses. To the rear there is a useful storage shed.

#### GARAGE

To the side of the property there is an attached garage with a roller shutter door to the front and a double door to the rear.

## 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 C. (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

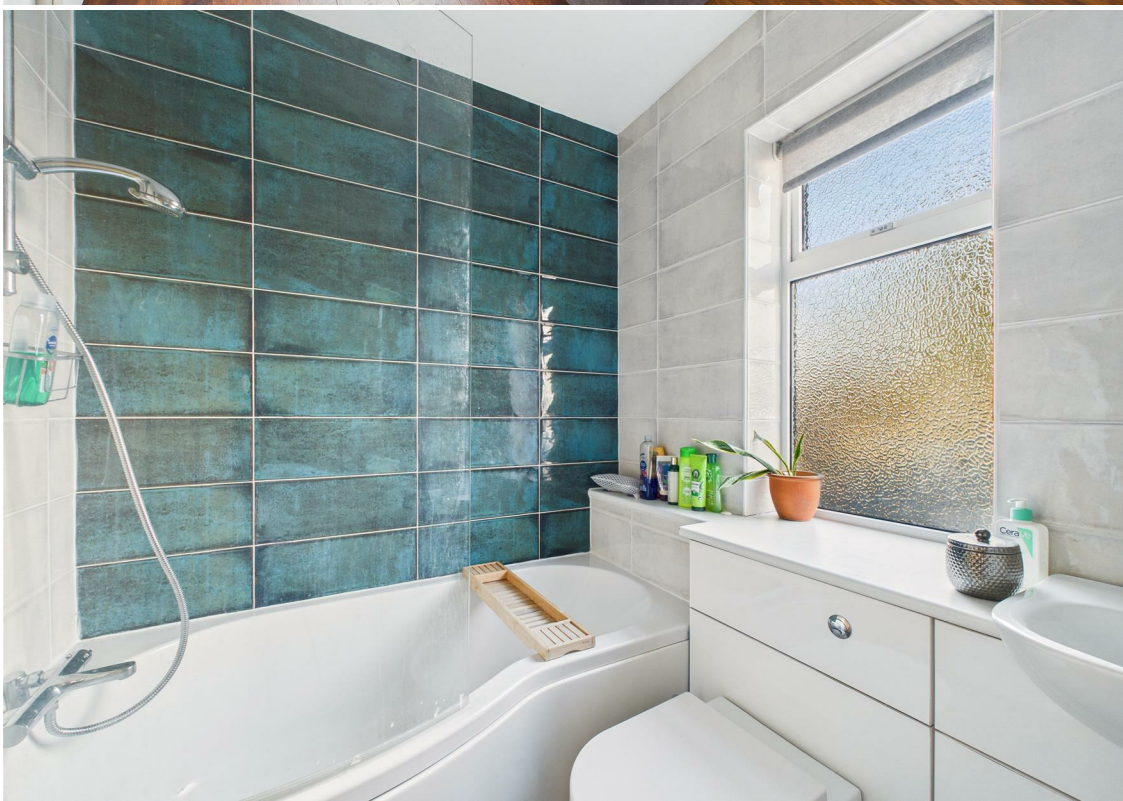
We understand that the property is Freehold / Leasehold

#### VIEWINGS

Strictly by appointment with the sole agents.







## AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## 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 travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT 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



