

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*17 Temple Close, Welton, East Yorkshire, HU15 1NX*

- 📍 Individual Detached Bungalow
- 📍 Third of an Acre Plot
- 📍 Highly Desirable Location
- 📍 Double Garage
- 📍 3 Beds / 2 Baths
- 📍 So Much Potential!
- 📍 Council Tax Band = F
- 📍 Freehold / EPC = E

**£479,950**

## INTRODUCTION

A substantial detached bungalow with plenty on potential in one of Welton's most desirable location. Occupying an established plot of approximately a 1/3 acre is this individual detached bungalow and its detached double garage. Whilst the property has been extended over the years, it offers plenty of scope for redevelopment/remodelling, as a number of neighbouring properties have undertaken to great effect. Currently, the property comprises a spacious hallway, large lounge diner, conservatory, extended kitchen, utility room, three bedrooms, bathroom and an en-suite shower room. The bungalow sits centrally in its plot and the surrounding gardens have been abundantly stocked over the years, creating many areas of interest and happiness for the current owner. The driveway provides plenty of parking and access to the detached double garage, complete with two automated doors and a workshop to the rear. Viewing is an absolute must to appreciate the appeal and potential of this unique property.



## LOCATION

Welton is one of the most picturesque and photographed villages in the East Riding of Yorkshire. Centred around its beautiful village green, duck pond, and the historic St Helen's Church, it offers an enviable quality of life defined by timeless charm and character. Nestled at the foot of the Wolds, Welton provides a peaceful residential setting that has long been considered one of the region's most idyllic places to live.

The village is home to the famous Green Dragon—a historic coaching inn—and a charming social club, both serving as central hubs for community life. For extensive shopping, residents are perfectly positioned minutes away from the facilities in Brough, while the nearby Welton Waters Adventure Centre offers fantastic opportunities for sailing and outdoor recreation.

The village is served by the well-regarded Welton Primary School. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in the adjacent village of Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent choices for all age groups.

Welton provides superb regional connectivity, offering easy access to major transport links. Situated just off the A63, the village provides a direct route to Hull city centre and the wider M62 network. For rail travel, the nearby station at Brough offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley: Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 58 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door leads to:

## ENTRANCE LOBBY

With internal door to:

## ENTRANCE HALLWAY

A central hallway providing access to kitchen, living room and the bedroom corridor. Cloaks cupboard to one corner. Feature glazed panel with shelving and matching double doors open through to the living room.

## LIVING ROOM

An 'L' shaped living room/diner with windows to two elevations and a feature marble fire surround as a focal point.



## CONSERVATORY

With glazing to two elevations, tiled floor, views across the gardens to the south.

## EXTENDED KITCHEN

Having an extensive range of fitted units, together with a central 'T' shaped island, complete with quartz tops and tiled surround. Features include a stainless steel sink and double drainer, double oven, four ring induction hob, fridge, freezer and plumbing for a dishwasher. Two windows allow light to flood in.



## REAR LOBBY

With external access door and internal doors to both the boiler room and utility room.

## UTILITY ROOM

With plumbing for automatic washing machine, tiling to walls.

## INNER HALLWAY

With access to roof void.

## BEDROOM 1

A large double bedroom with a range of fitted wardrobes, storage cupboard, dressing table and drawers.



## BEDROOM 2

Another spacious double bedroom with fitted wardrobes and storage cupboards, window to front.



## DRESSING ROOM TO BED 3

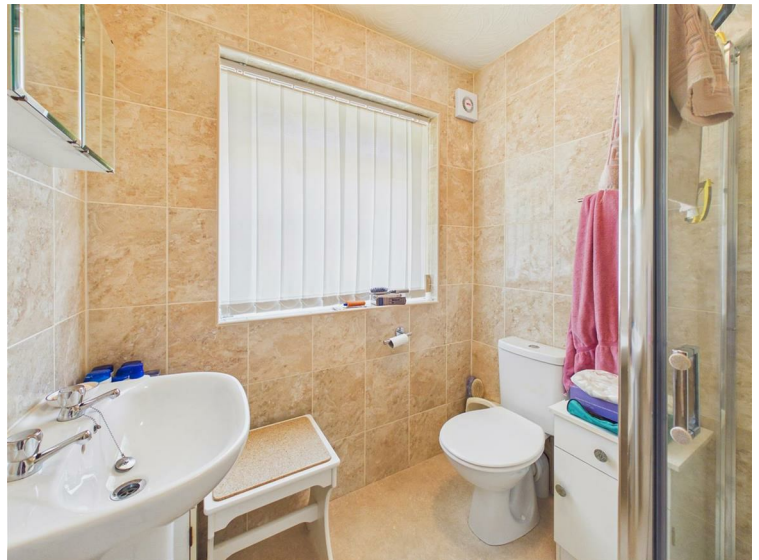
Window overlooking the rear garden, access to bedroom area and also en-suite.

## BEDROOM 3

With two windows overlooking the gardens and a door providing access out to the patio.

## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, tiling to the walls.



## BATHROOM

With suite comprising panelled bath, low level W.C., bidet and wash hand basin, tiling to walls.



## OUTSIDE

The bungalow sits centrally in its plot and the surrounding garden have been abundantly stocked over the years, creating many areas of interest and happiness for the current owner. The driveway provides plenty of parking and access to the detached double garage, complete with two automated doors and a workshop to the rear.





## DOUBLE GARAGE

A double garage with two single up and over automated doors. There is also a very useful work shop/store room to the rear.



## HEATING

The property has the benefit of gas fired ducted warm air heating.

## GLAZING

The property has the benefit of double glazing to windows.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

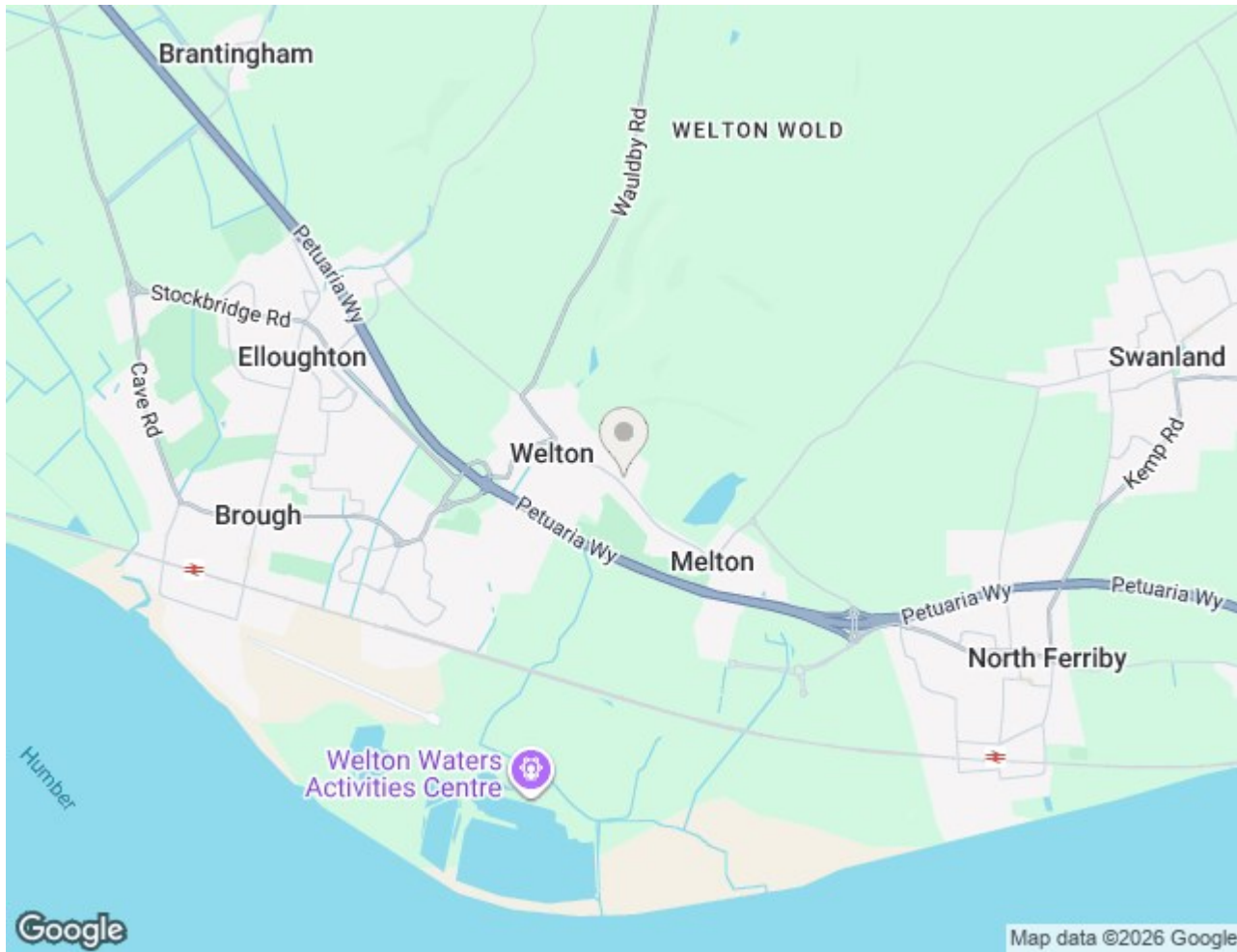
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

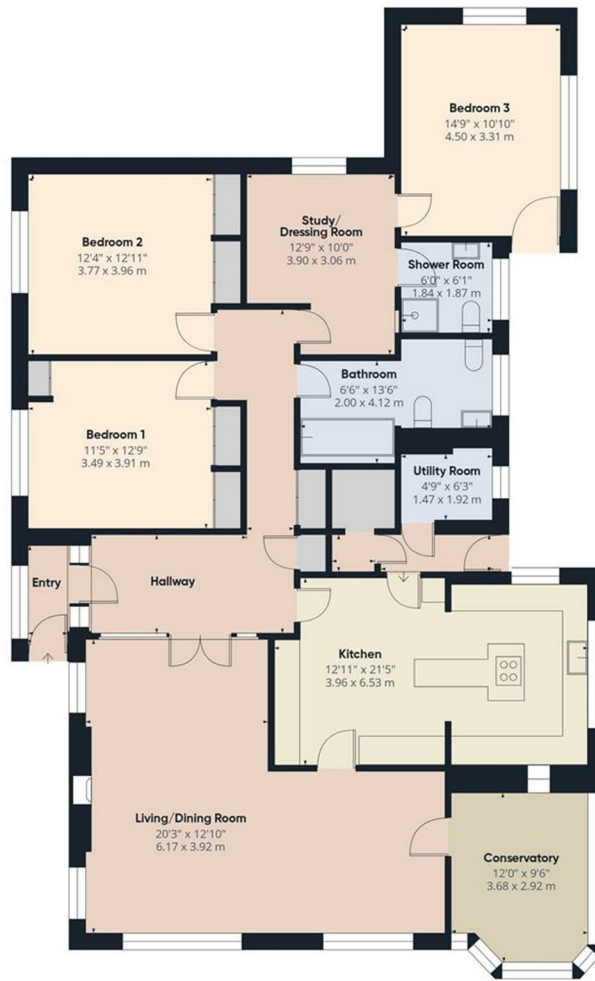
## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## PROPERTY TO SELL?

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.





**Approximate total area<sup>m</sup>**  
1798 ft<sup>2</sup>  
166.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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>                            |                            | <b>70</b>                                                                         |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>50</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 |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |