Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

9 St. Annes Walk, Welton, East Yorkshire, HU15 1NP

- Semi Detached Property
- Double Dormer
- 3/4 Bedrooms
- Council Tax Band = D
- Versatile Layout
- Southerly Facing Garden
- Close To Village Centre
- Freehold / EPC = D

£313,550

INTRODUCTION

Extremely spacious and with a versatile layout, this most attractive 3/4 bedroom semi detached property is situated close to Welton's picturesque village centre. Beautifully presented this lovely home is full of appeal both inside and out. The accommodation, which is depicted on the attached floorplan, boasts a welcoming hallway, lounge, conservatory, breakfast area and kitchen in addition to a dining room/downstairs bedroom and a stylish shower room. Upstairs are 3 fitted double bedrooms served by a feature bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside, a driveway provides good parking and the garage is currently used as a large utility room with units and plumbing and is connected to the property by a covered gazebo. The rear garden has been set out for enjoyment and ease of maintenance with decked, gravelled and paved areas complemented by attractive planting, all enjoying a sunny southerly facing aspect. Viewing is most definitely recommended.

LOCATION

Welton is one of the regions most picturesque and desirable villages and is clustered around St Helen's Church and village pond with running stream from the dale. Welton has a well reputed village pub, school and a highly reputable secondary school, South Hunsley, in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading into Hull city centre to the east and the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.

ACCOMMODATION

Residential entrance door with matching side panels opening to:

ENTRANCE HALL

A welcoming entrance hall, particularly spacious with double cloaks cupboard to corner also housing gas fired central heating boiler. Stairs leading up to the first floor.

CLOAKS/SHOWER ROOM

Modern suite with "walk in" shower having both handheld and rainhead shower system, glazed partition. Fitted furniture with inset wash hand basin and concealed flush W.C., attractive tiling to walls, heated towel rail.

DINING ROOM/GROUND FLOOR BEDROOM

A good sized room with window to front and an ornamental understairs area.

LOUNGE

An attractive lounge located to the rear of the property with chimney breast having a timber lintel and a contemporary log burner set upon a hearth. Room accessed via twin oak doors from the hallway and also sliding patio doors open to the rear conservatory.

KITCHEN

Having a selection of fitted units, stainless steel sink and drainer, cooker slot with filter hood above, integrated microwave, dishwasher. Recessed downlighters to ceiling and double doors opening out to the rear patio.

BREAKFAST AREA

Situated off the kitchen with window to side elevation.

CONSERVATORY

Overlooking the rear garden with door providing access out. Connects to the kitchen and lounge.

UTILITY ROOM

Formerly the garage. Fitted units, double sink, plumbing, light

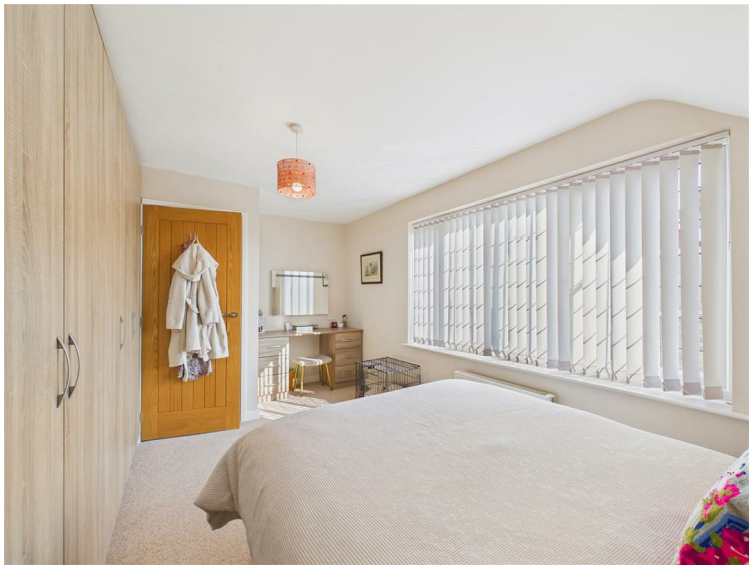
FIRST FLOOR

LANDING

Over stairs linen cupboard.

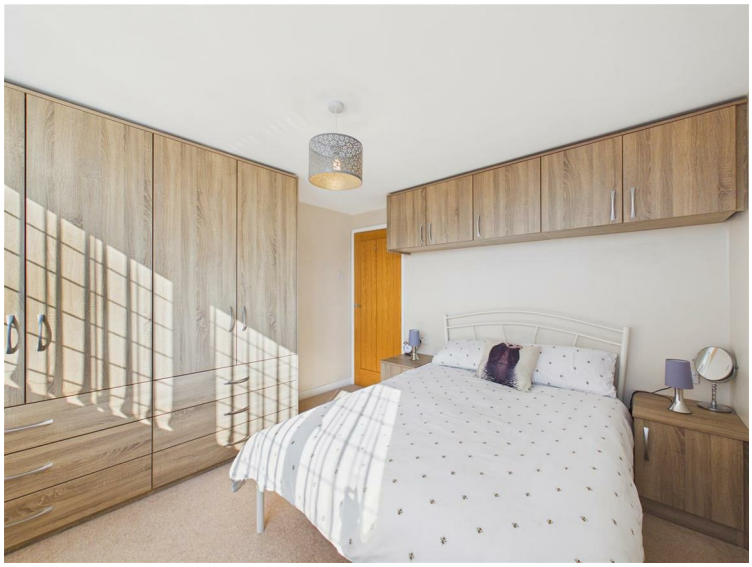
BEDROOM 1

Extensively fitted with wardrobes, dressing table and drawers.
Window to side elevation.



BEDROOM 2

Extensively fitted with wardrobes, storage cupboards, bedside cabinets and drawers. Window to rear elevation.

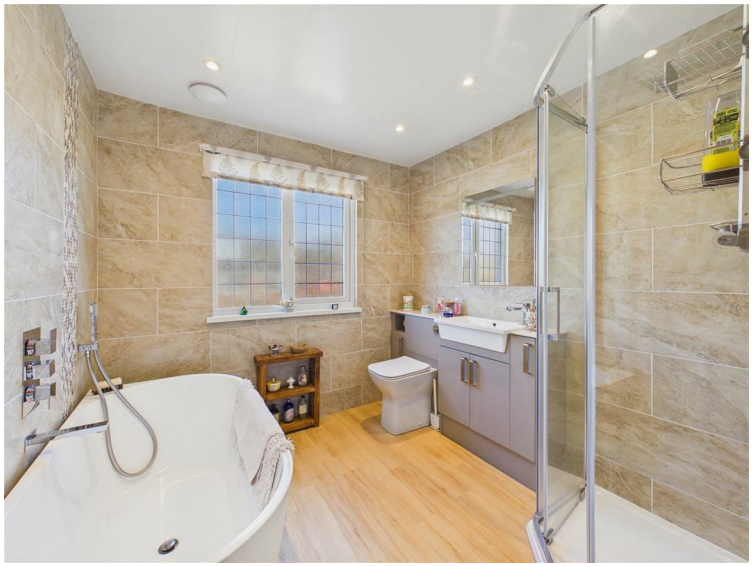


BEDROOM 3

Again, comprehensively fitted with wardrobes, bedside cabinet and drawers.

BATHROOM

Quality suite comprising designer bath with wall mounted tap stand and separate handheld shower, separate shower cubicle with both rainhead and handheld shower system, fitted furniture with inset wash hand basin, cabinet and concealed flush W.C.. Attractive tiling to the walls, heated towel rail.



OUTSIDE

A rockery style garden extends to the front and a side drive provides good parking. The rear garden enjoys a super sunny south westerly aspect with paving directly to the rear of the house and a canopy over providing shade and covered access to the utility room. There is also a large decked area with an ornamental gravelled rockery beyond. To one corner lies a storage shed. The garage has been converted into a large utility room complete with fitted units, plumbing, power and light installed.

REAR VIEW

HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Swanlar
Kemp Rd
Brough
Petuaria Wy
Melton
Petuaria Wy
North Ferriby
Humber
Welton Waters
Activities Centre
Google
Map data ©2026 Google

Approximate total area(1)

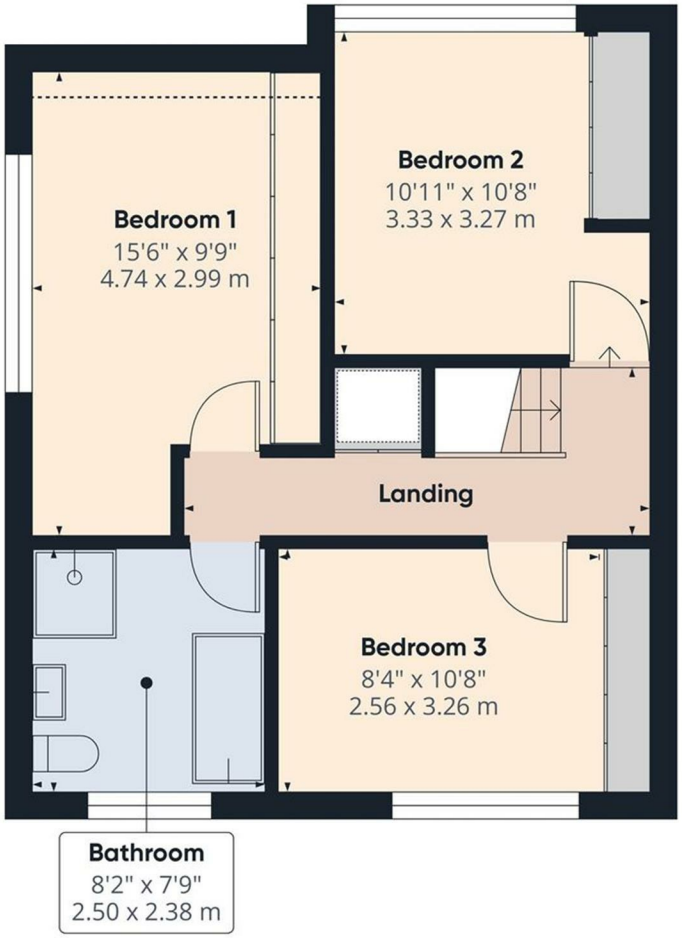
901 ft²

83.6 m²

(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



Floor 1

Approximate total area(1)
477 ft²
44.3 m²

Reduced headroom
8 ft²
0.8 m²

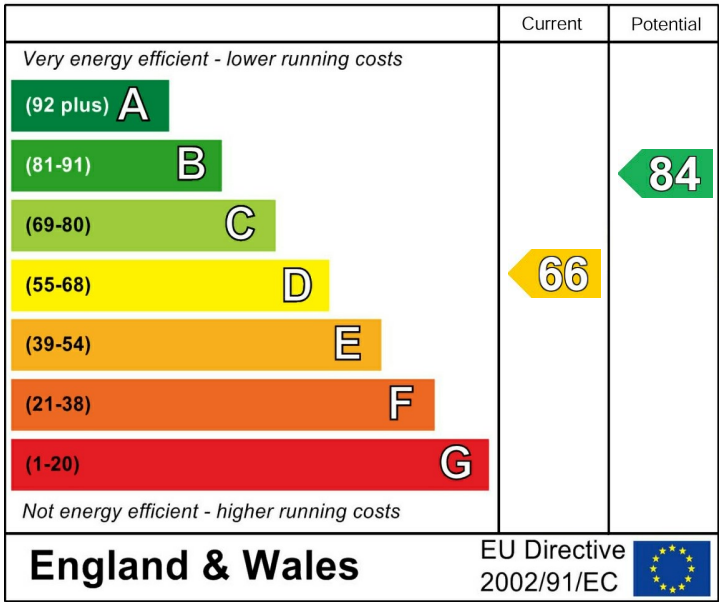
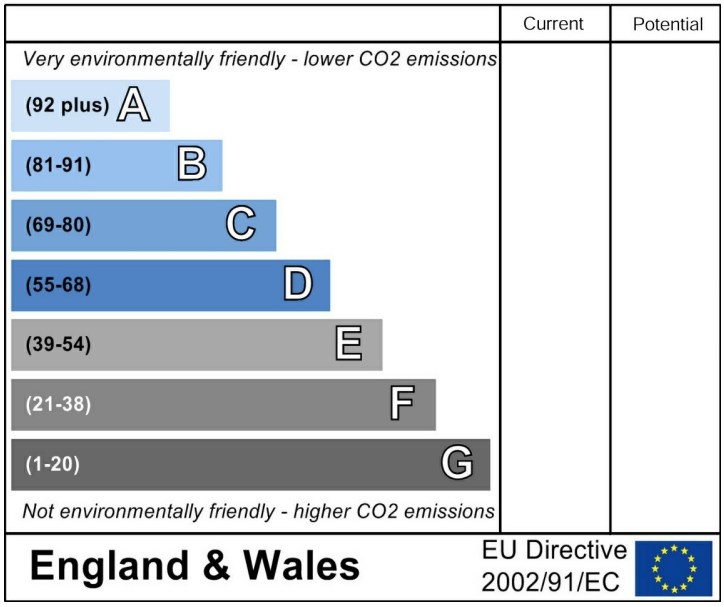
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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



Environmental Impact (CO_2) Rating