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Limb
MOVING HOME

18 Melton Bottom, Melton, East Yorkshire, HU14 3HU

- Stunning Property
- Delightful Setting
- 3 Bedrooms
- Council Tax Band = D
- Ground & F/Floor Bedrooms
- Immaculate Order
- Attractive Gardens + Garage
- Freehold/EPC = D

£399,950

INTRODUCTION

Enjoying a delightful setting behind a historic brick wall is this superb detached dormer style bungalow. Viewing is a must to appreciate the appeal and uniqueness of this fabulous property which provides bedrooms to both ground and first floor levels. The current owners have significantly enhanced this lovely home over the years providing a home of great appeal complimented by attractive gardens to both front and rear. The accommodation is depicted on the attached floorplan and briefly comprises a spacious hallway, large lounge diner, feature living kitchen with quality units, ground floor bedroom with en-suite bathroom, separate W.C.. Upon the first floor are two interconnected double bedrooms and a shower room. The accommodation boasts gas fired central heating to radiators and uPVC frame double glazing. Beautiful gardens extend to the front and a side drive is accessed through an archway in the wall with the drive running up in front of the house providing a turning area and access to the single garage. The rear garden enjoys much privacy.

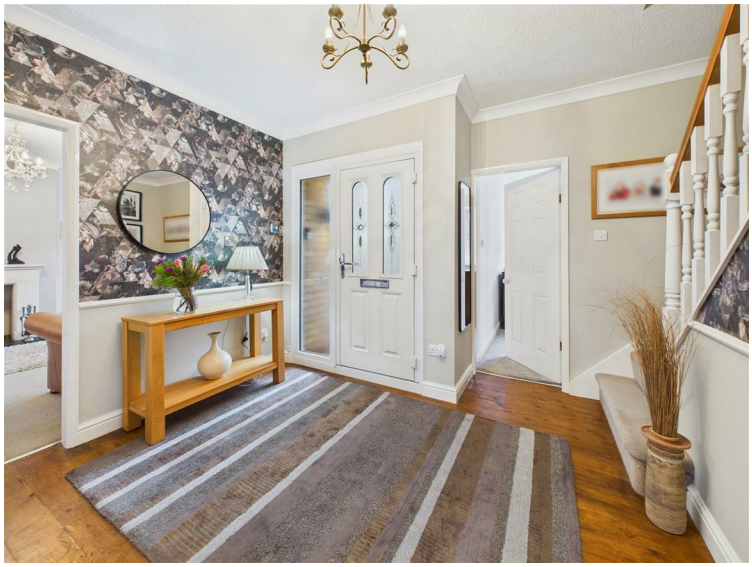
LOCATION

Situated approximately 10 miles to the west of Hull, Melton is a small residential village near to other villages including Welton, Swanland, Ferriby, Elloughton and Brough. The area provides an excellent range of local shops and amenities and a mainline railway station is located in the nearby village of Brough. The nearby South Hunsley school, which regularly features highly in the league tables for the East Riding, lies within easy walking distance. Convenient access can be gained to the A63 leading into Hull City Centre to the east or the national motorway network to the west.

ACCOMMODATION

ENTRANCE HALL

A really spacious central entrance hall with access to principle rooms and an impressive staircase leading up to the first floor with storage cupboard beneath.



W.C.

With low level W.C. and wash hand basin.

LOUNGE

A lovely through lounge with large picture window overlooking the gardens to the front and further window to side and double doors open to the rear opening out to the paved terrace. The focal point of the room is a beautiful stone fire surround with hearth housing a log burner.

LIVING KITCHEN

A superb space to the rear of the property with window overlooking the garden and double doors opening out to the paved terrace. There is ample space for settee/dining suite. The kitchen has a stunning range of units with contemporary quartz work surfaces and a central matching island with breakfast bar peninsular. The kitchen also features an undercounter sink with mixer tap, range cooker with extractor hood above, dishwasher, wine chiller, integrated fridge freezer and double opening pantry cupboard.

KITCHEN AREA

LIVING AREA

BEDROOM 1

With bow window to front elevation.

EN-SUITE BATHROOM

Fully tiled to floor and walls with white suite comprising bath, separate shower cubicle, low level W.C. and wash hand basin, heated towel rail.

FIRST FLOOR

LANDING

BEDROOM 2

Accessed from the open landing. A sizeable double bedroom with Velux window to the rear. There is a door to the shower room and to the opposite wall, a door opening to an additional bedroom. This room could also be used as a snug/office area giving the opportunity to create a principle suite or teenager's retreat.

SHOWER ROOM

With suite comprising shower cubicle, low level W.C. and wash hand basin. Tiling to walls and floor, heated towel rail.

BEDROOM 3

A lovely bedroom with fitted furniture comprising wardrobes and drawers. Velux window to rear elevation. This bedroom is accessed from the adjacent bedroom.

OUTSIDE

The property is approached through an opening in a historic brick wall and the driveway returns in front of the house to provide good parking in addition to which wrought iron gates open to the side drive leading onwards to the single garage. The attractive front garden has a lawn and a multitude of well stocked borders providing many areas of interest. The rear garden is a delight having an extensive paved patio running directly to the rear of the property with a pergola to one corner. The lawn is bounded by well stocked borders and there is a circular patio area looking back at the house. To one corner lies a greenhouse and a shed.

REAR VIEW

DRIVEWAY

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. 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.

AGENTS NOTE

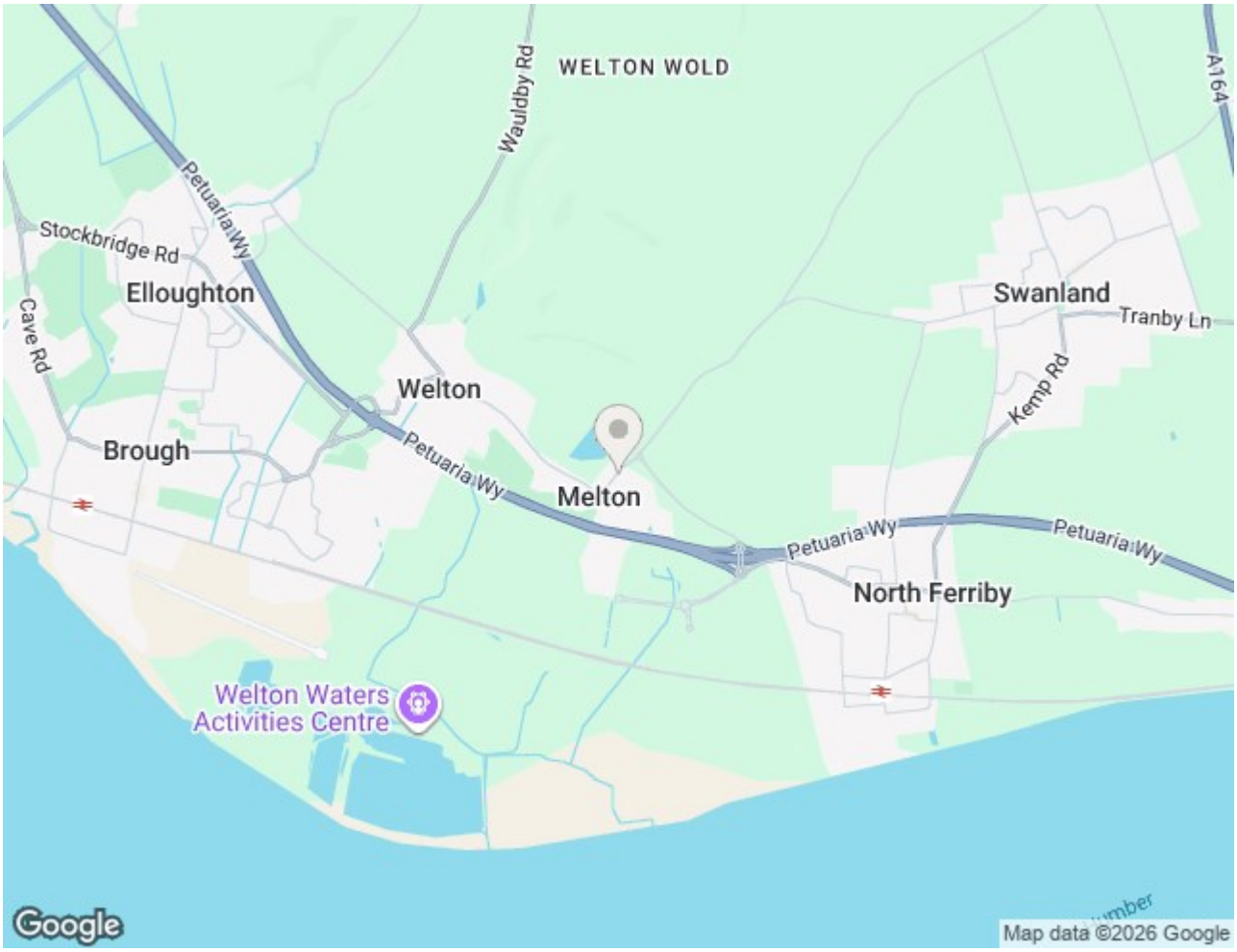
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

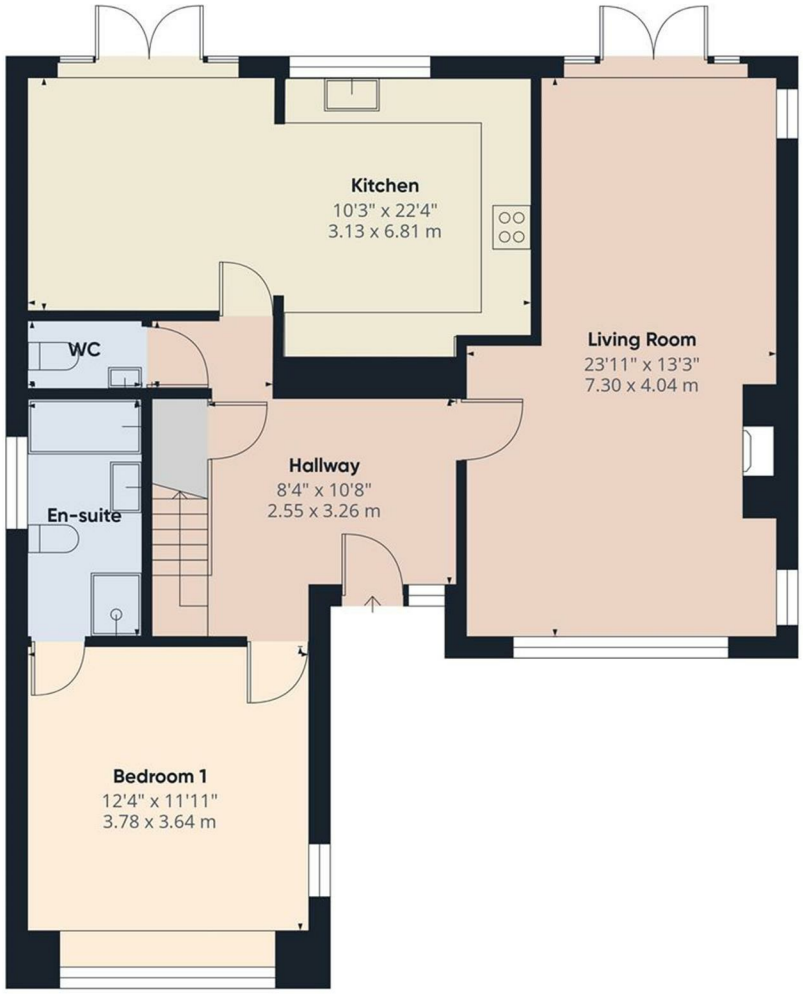
PHOTOGRAPH DISCLAIMER

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.





Floor 0

Approximate total area(1)

913 ft²

84.8 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)
341 ft²
31.7 m²

Reduced headroom
102 ft²
9.5 m²

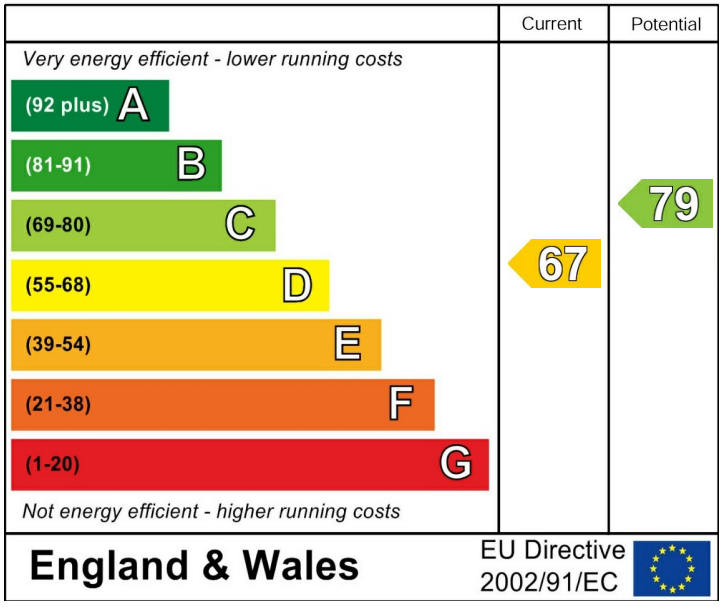
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

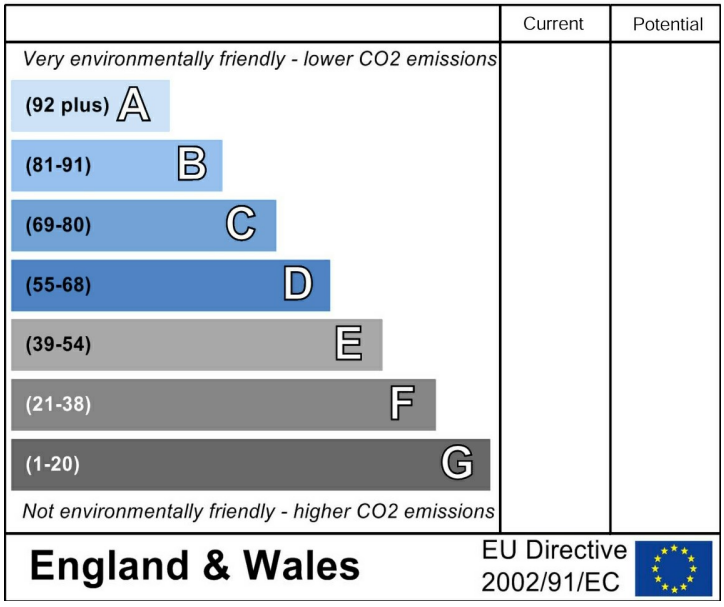
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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