



9
Shaw Avenue | Welton | HU15 1YA

£460,000

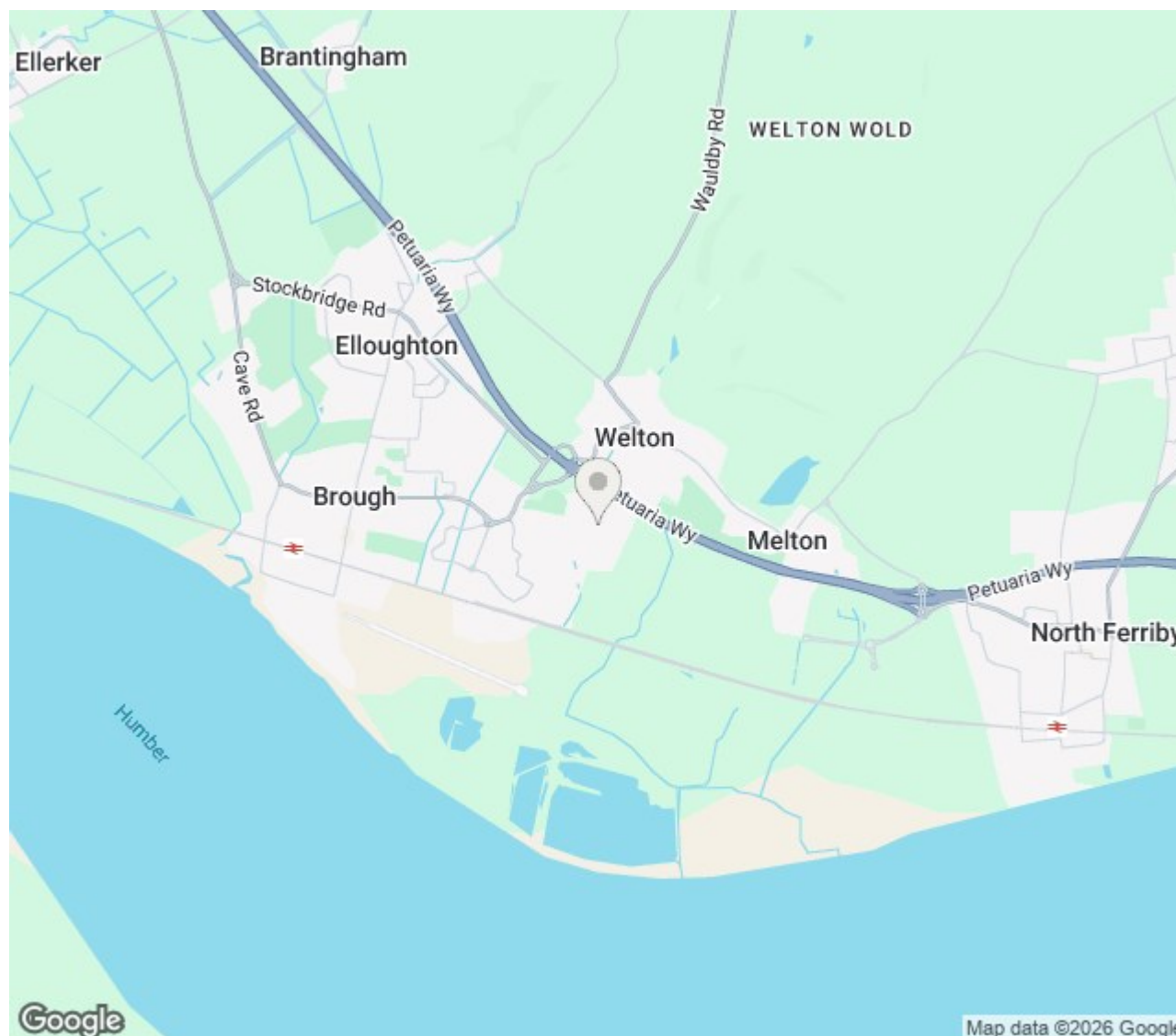
9 Shaw Avenue, Welton, HU15 1YA

The epitome of family living - This spacious 4 double bedroom detached residence, meticulously crafted to a high standard by Messrs. Beal Homes in the sought-after "Egton" style. The property effortlessly combines practicality with elegance, offering an ideal haven for family life. The heart of the home lies in the stunning full-width living-dining kitchen, boasting high-quality units, granite work surfaces, and bi-folding doors that seamlessly connect indoor and outdoor spaces. A separate utility room and cloaks/wc enhance the functional layout. The beautiful lounge becomes a focal point, adorned with a log-burning stove and bespoke alcove units. Upstairs, four generous double bedrooms await, including a master suite with a luxurious en-suite and dressing area. The lavishly appointed family bathroom showcases a four-piece suite. Outside, the double driveway leads to a double garage, while the rear garden, complete with a composite decked terrace, provides the perfect backdrop for family gatherings and relaxation.



Key Features

- Impressive Detached Home
- Open Plan Living Dining Kitchen
- High Quality Finish Throughout
- 4 Generous Double Bedrooms
- Lounge With Log Burner
- Bi-Folding Doors To Rear Garden
- Luxurious Bathroom & En-Suite
- Front & Rear Garden
- Double Garage & Driveway
- EPC = B / Council Tax = G



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ACCOMMODATION

The spacious range of accommodation is spread over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall is accessed via a composite door and features a wooden floor, staircase leading to the first floor accommodation. Internal doors to lounge and kitchen:

LOUNGE

18'11 x 12'2 (5.77m x 3.71m)

An elegant and comfortable bay-fronted reception room with a wooden floor, complemented by bespoke alcove cabinets on either side of a recessed log-burning stove, placed upon a polished granite hearth and adorned beneath a tasteful timber mantle. Double doors connect through to:

LIVING DINING KITCHEN

11'8 x 31'11 (3.56m x 9.73m)

The heart of the home in this expansive full-width living-dining kitchen, a harmonious space that seamlessly integrates kitchen, living, and dining areas. The high-quality kitchen boasts a sophisticated design, with granite worktops and upstands adorning the meticulously fitted wall and base units. A recessed sink unit with a graceful swan neck sits beneath a window to the rear, while integral NEFF appliances, including a twin oven, ceramic hob beneath an extractor hood, fridge freezer, and dishwasher, elevate the kitchen's functionality and style. At the heart of it all, a central island stands as a focal point, featuring contrasting units, a granite worktop, and a breakfast bar. Extensive bi-folding doors effortlessly connect the interior to the inviting rear garden and there is a continuation of the wooden floor.

UTILITY ROOM

A thoughtfully designed utility room, seamlessly aligned with the kitchen's aesthetic with matching units, granite worktops, upstands, and a convenient sink unit. There is space to accommodate an undercounter appliances, a cloakroom/wc is discreetly tucked away and a door to the side of the property ensures easy access.

CLOAKROOM/WC

Fitted with a contemporary two piece suite comprising WC and a wash basin with splashback tiling.

FIRST FLOOR

LANDING

A spacious landing which provides access to the accommodation at first floor level. There is a large built-in linen cupboard.

BEDROOM 1

18'11 x 10'2 (5.77m x 3.10m)

A generously proportioned master bedroom graced with a box bay window. Adding to its allure, a thoughtfully designed dressing area features fitted wardrobes which connects to en-suite facilities.

EN-SUITE

This luxurious en-suite, adorned with a high-quality three-piece suite featuring a WC, wash basin, and a generously sized shower cubicle equipped with a thermostatic shower. A testament to refined taste, with contrasting wall and floor tiling that adds a touch of sophistication. A heated towel rail completes the space.

BEDROOM 2

13'11 x 11'9 (4.24m x 3.58m)

A second generous double bedroom.

BEDROOM 3

11'9 x 10'6 (3.58m x 3.20m)

A further generous double bedroom.







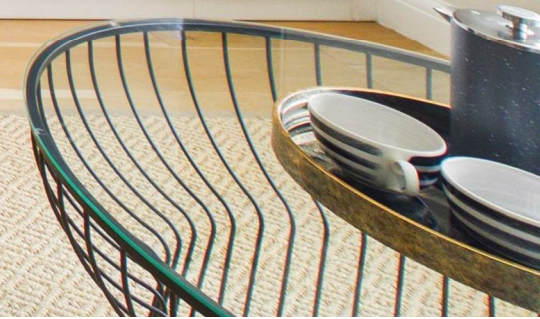


A built-in white shelving unit on the left wall. It features four shelves filled with books. Below the shelves are white cabinets with a central open compartment containing a stack of firewood. On the top shelf, there is a black sculpture of a figure, a black suitcase, and some silver containers. A wicker basket sits on the floor to the left of the unit.



A central fireplace area featuring a dark grey wood-burning stove on a black hearth. Above the stove is a thick, natural wood mantelpiece with two small woven baskets on either end. A silver rabbit figurine is placed on the hearth to the left of the stove.

A television set on a white cabinet to the right of the fireplace. The cabinet has several doors and drawers. A DVD player is visible on the top surface of the cabinet. The TV screen shows a reflection of the room.





BEDROOM 4

11'9 x 10'6 (3.58m x 3.20m)

A final double bedroom of generous proportions.

BATHROOM

This lavishly appointed family bathroom is adorned with exquisite marble-effect wall tiling. A four-piece suite, feature a WC, pedestal wash basin, a spacious shower enclosure with a thermostatic shower, and a sumptuous bath. Tiled flooring adds a practical and stylish touch, while a heated towel rail ensures a touch of comfort and warmth.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a herbaceous border to the front perimeter.

REAR

The rear garden is an excellent size and features composite decking adjoining the property with a further large patio to one corner. There is a central lawn with timber fencing to the perimeter.

DOUBLE GARAGE & DRIVEWAY

A block paved double width driveway provides excellent off street parking provisions and in turn leads to a double garage. The garage features two individual doors, light and power supply.

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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (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. There may be associated estate management costs which should be confirmed in pre-contract enquiries.

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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



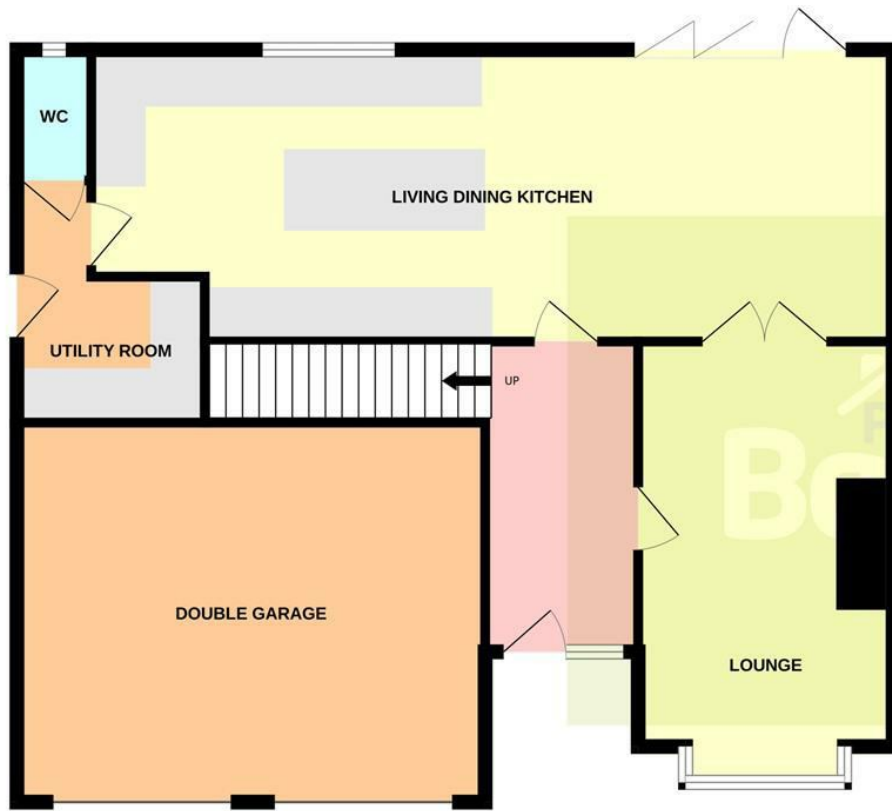




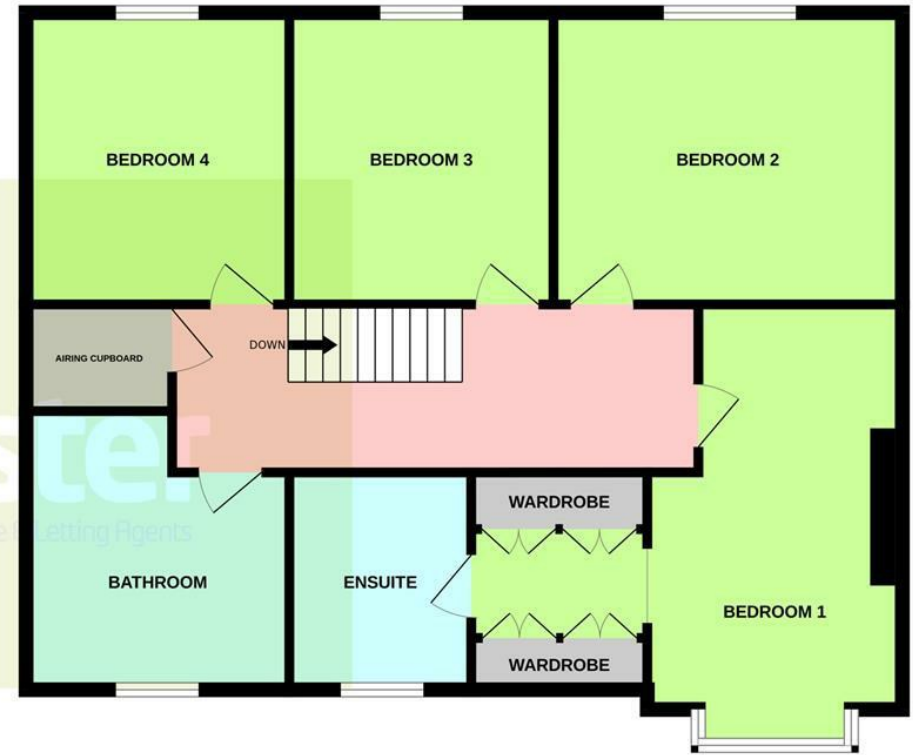




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

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 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Telephone: 01482 668663
info@philipbannister.co.uk

