



The Crescent, Welton, HU15 1NS
£350,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Spacious Detached Home
- Ideal For Multigenerational Living
- 3 Main Bedrooms
- 2 Guest Bedrooms + Bathroom + Lounge
- 2 Reception Rooms
- Stylish Bathroom With Freestanding Bath
- Private Southerly Rear Garden
- Large Double Garage + Gated Parking
- EPC = D
- Council Tax = E

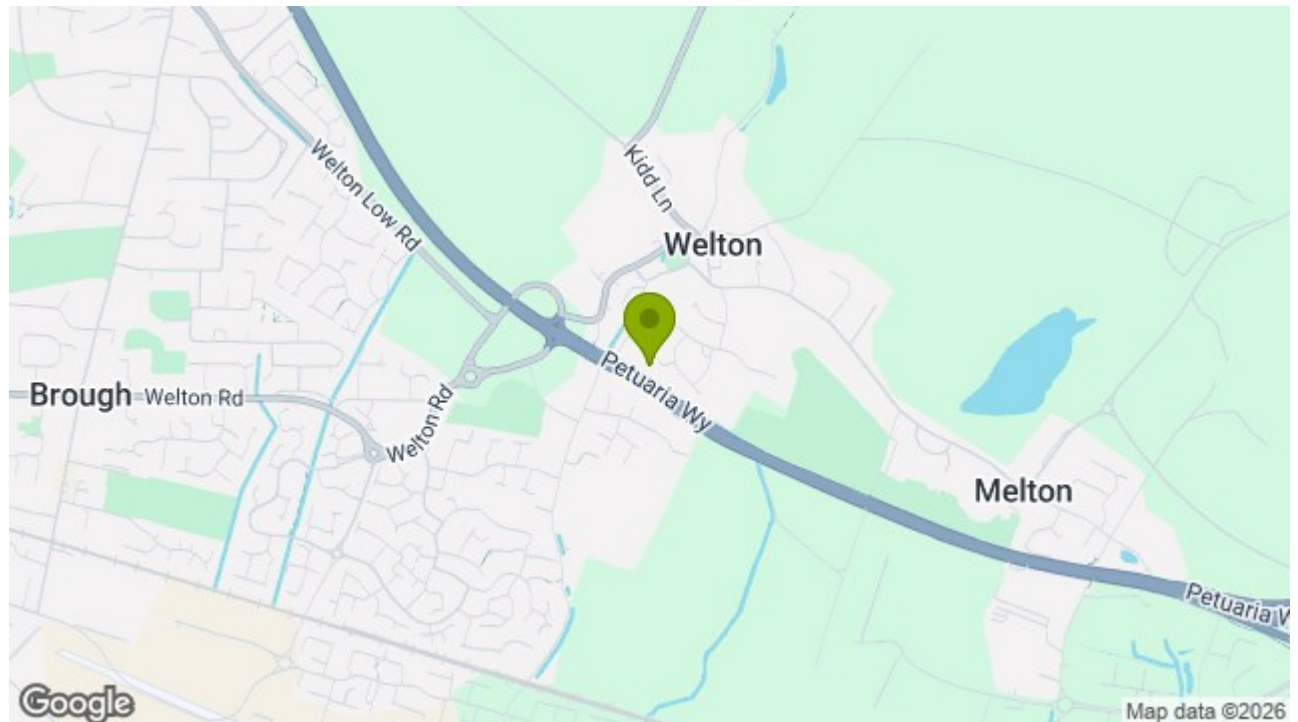
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This deceptively spacious detached home offers exceptional multigenerational living with expertly planned accommodation arranged over two floors. Designed with flexibility in mind, the layout provides the option for two self-contained living areas or one generous five-bedroom family home.

The main accommodation features a welcoming reception hall, three well-proportioned bedrooms, a stylish bathroom with roll-top bath, a separate WC, a spacious lounge with a log-burning stove, and a fitted kitchen. A second entrance leads to a private staircase accessing the first floor, which comprises a further lounge, two bedrooms, and an additional bathroom - ideal for independent living or extended family.

Externally, the property boasts a private, southerly-facing rear garden, a long driveway leading to gated courtyard parking, and a substantial double garage complete with WC.

A truly versatile home offering comfort, space, and privacy for modern family life.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

RECEPTION HALL

12'11 max x 20' (3.94m max x 6.10m)

A spacious dual aspect reception hall with residential doors allowing access from two sides. This versatile space features part panelled walls and exposed timber flooring.

INNER HALLWAY

Leading to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the side elevation and part tiled walls.

BEDROOM 1

14' x 11'10 (4.27m x 3.61m)

A spacious double bedroom with a window to the front elevation and exposed timber flooring.

BEDROOM 2

10'5 x 10'5 (3.18m x 3.18m)

A second double bedroom with a window to the front elevation and exposed timber flooring.

BEDROOM 3/STUDY

10' x 6'2 (3.05m x 1.88m)

Accessed via double doors from the hallway, this versatile space features a window to the side elevation and exposed timber flooring.

BATHROOM

6'11 x 11'10 (2.11m x 3.61m)

The generously proportioned bathroom is fitted with

a three piece suite incorporating a WC, pedestal wash basin and a free-standing roll-top bath. There is a window to the side elevation and exposed timber flooring.

LOUNGE

13'11 x 20' (4.24m x 6.10m)

A large living space positioned to the rear of the property, the room is accessed via double doors or a stable door from the reception hall. There is a stunning exposed brick fireplace with a log burning fire, exposed timber flooring and windows to two elevations.

KITCHEN

16'4 x 11'10 (4.98m x 3.61m)

With a comprehensive range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear elevation and integral appliances include an oven, gas hob beneath a slimline extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine, a further window to the side elevation and a door to the garden.

GUEST ENTRANCE

A second entrance from the courtyard provides a guest entrance, with a built-in cupboard, door to the garage and a staircase leading to the first floor.

FIRST FLOOR

GUEST SUITE

LANDING

GUEST LOUNGE

14'2 x 9'7 (4.32m x 2.92m)

With French doors and access to a useful storage cupboard.

GUEST BEDROOM 1

11'5 x 10'7 (3.48m x 3.23m)

A double bedroom with a window to the rear elevation.

GUEST BEDROOM 2

5'7 x 10'9 (1.70m x 3.28m)

With a Velux skylight.

GUEST BATHROOM

Acting as a Jack & Jill bathroom from both bedrooms, fitted with a WC, pedestal wash basin and a shaped bath with matching screen. There is wall tiling and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with planting beds and a gravelled area offering additional parking. A concrete driveway provides off street parking and leads to timber gates. A courtyard area immediately to the front of the property provides secure parking and leads to the double garage.

REAR

To the rear of the property is a private screened and enclosed lawned garden enjoying a southerly aspect with paved terrace directly adjoining the rear of the house, paved access and concrete paths leading from the front.

DOUBLE GARAGE

With electric up and over door, power and light connection. Adjoining the garage is an garden toilet.

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 E. (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.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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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

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.





GROUND FLOOR
1824 sq.ft. (169.5 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

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

