



Welton Road, Brough, HU15 1BJ  
£450,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Welton Road, Brough, HU15 1BJ

GUIDE PRICE £400,000 - £420,000

This individual detached home is offered to the market with no onward chain and presents an opportunity to acquire a spacious and highly versatile property in a prime, central location. Sitting within easy reach of a wide range of local amenities, the property offers huge potential to create a bespoke family home, with scope to reconfigure or enhance the accommodation to suit modern living, whilst potentially adding value.

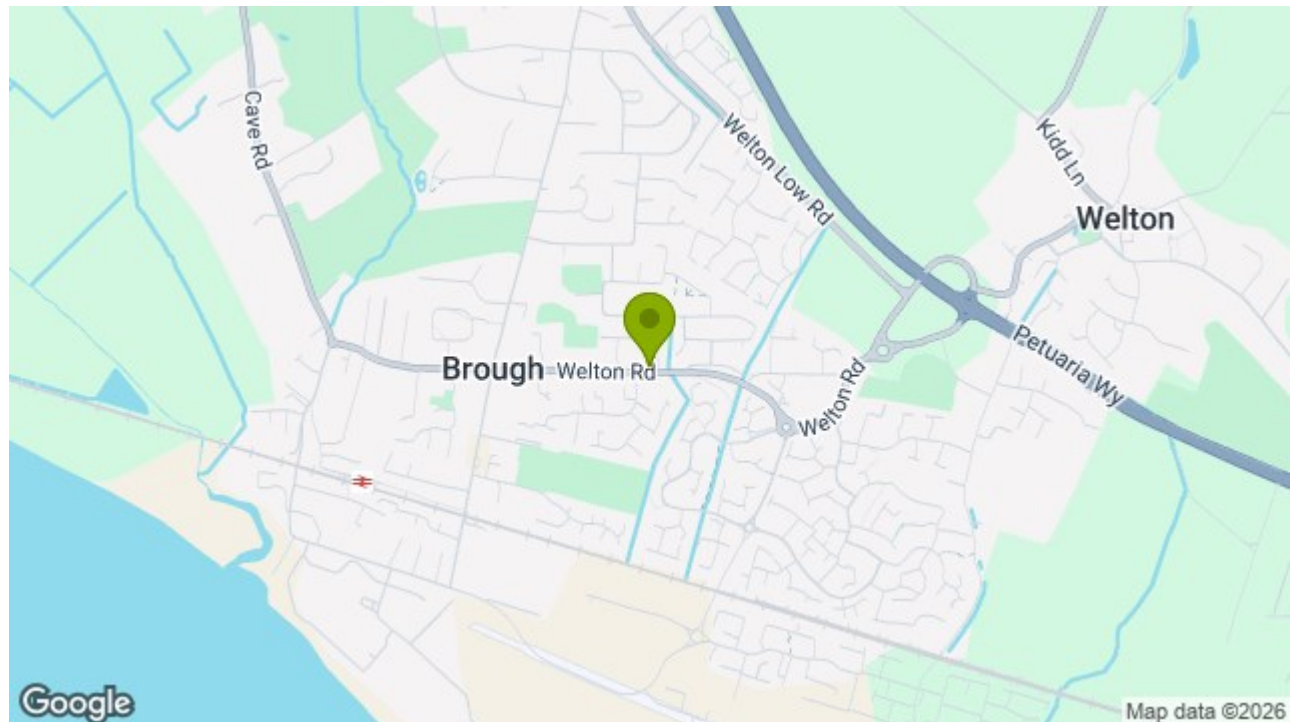
The generous accommodation includes five double bedrooms, two of which benefit from en-suite facilities, in addition to a family bathroom. The flexible ground floor layout is ideal for family life and currently comprises a welcoming entrance hall, a spacious front-facing lounge, a generous formal dining room, a day room with access to the rear garden, and a breakfast kitchen leading to a utility room and cloakroom/WC.

Externally, the property enjoys established gardens, with the rear offering a high degree of privacy and featuring a "hidden" vegetable garden. A block-paved driveway provides ample off-street parking and leads to a tandem garage, offering further storage or workshop potential. Combining space, location, and future potential, this property is ideally suited to families seeking to create an individual home in a highly accessible setting.

## Key Features

- NO CHAIN
- Individual Detached Home
- 5 Double Bedrooms
- 2 En-Suites
- 3 Reception Rooms
- Breakfast Kitchen & Utility Room
- Driveway & Tandem Garage
- Private Rear Garden + Vegetable Garden
- EPC = D
- Council Tax = F

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |





## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The welcoming hallway has a staircase leading the first floor with a useful storage cupboard beneath.

### LOUNGE

A front facing reception room with a bow window and feature stone fireplace with electric fire.

### DAY ROOM

A versatile reception room with pleasant views of the garden through sliding patio doors.

### DINING ROOM

A generously proportioned reception room with a window to the front elevation and a wall mounted feature fireplace housing an electric fire.

### BREAKFAST KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units which are mounted with worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear elevation and there is space for a fridge freezer, plumbing for a dishwasher and space for a freestanding cooker.

### UTILITY ROOM

The utility room is fitted with wall and base units, worksurfaces and a sink unit beneath a window to the rear. There is plumbing for an automatic washing machine and a door leading to the rear garden.

### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and inset vanity wash basin with a storage unit beneath. There is tiling to the walls and a window to the rear.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a loft hatch with drop down ladder to a bordered loft space with light and power.

### BEDROOM 1

A spacious double bedroom with a range of fitted furniture to include wardrobes, drawers, bedside cabinets and a window seat beneath the dormer window to the front elevation.

### EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, inset vanity wash basin with storage and a shower enclosure with a thermostatic shower. There is tiling to the walls and a window to the rear.

### BEDROOM 2

A second double bedroom with fitted wardrobes, drawers and a dressing table. There is a window to the rear elevation and access to:

### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with thermostatic shower. There is tiling to the walls and a window to the rear.

### BEDROOM 3

A double bedroom with a window to the rear.

### BEDROOM 4

A double bedroom with a window to the front.

### BEDROOM 5

A further double bedroom with fitted wardrobes to the alcove and a window to the front elevation.

## BATHROOM

The bathroom is fitted with a four piece suite comprising WC, pedestal wash basin, a panelled bath and a shower cubicle. There is a fitted storage cupboard, tiling to the walls and a window to the side elevation.

## OUTSIDE

### FRONT

To the front of the property there is a block paved driveway which provides off street parking and leads to the attached garage. A lawn area is directly in front of the property and there is established planting which shields the property from the roadside.

### REAR

The established rear garden offers a good level of privacy and is mainly laid to lawn. A patio area which can be accessed directly from the day room and it is adjacent to a raised wildlife pond. The the perimeter there are well stocked planting beds.

### VEGETABLE GARDEN

Tucked away from the garden and accessed through a wrought iron gate is a vegetable garden with a greenhouse and four fruit trees.

### GARAGE

The garage is a tandem double with an automated door, light and power. A personnel door opens to the rear garden.

## 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 with the exception of the back door.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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.

## UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## 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.

## 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

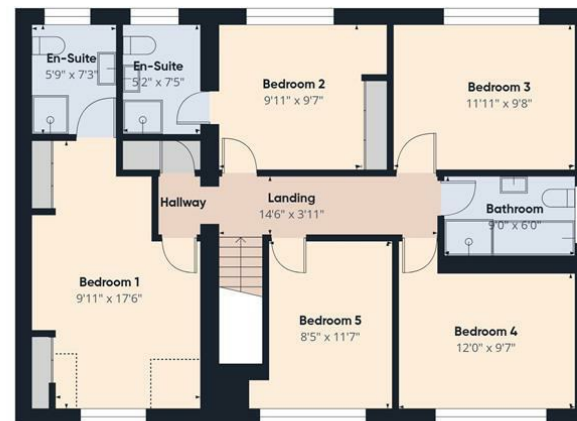
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT 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





Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

2085 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE360

