



St. Annes Walk, Welton, HU15 1NP  
£290,000

Philip  
**Bannister**  
Estate & Letting Agents

# St. Annes Walk, Welton, HU15 1NP

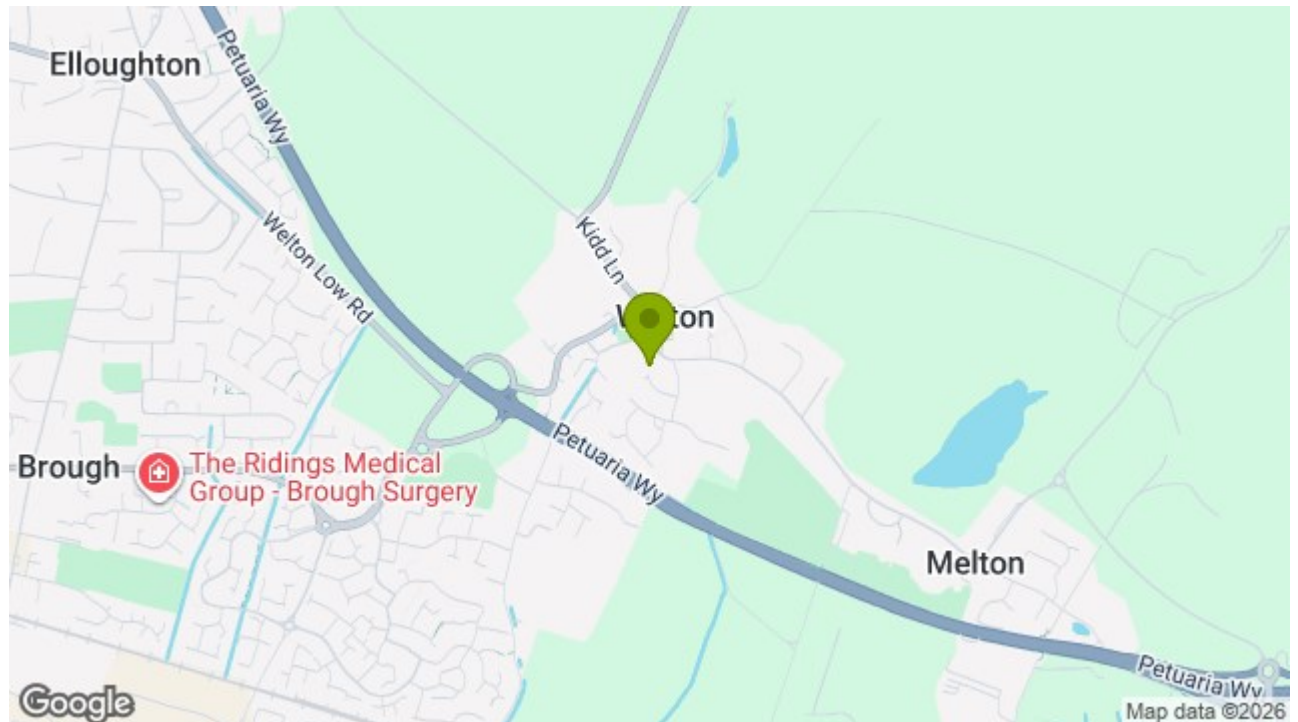
This beautifully presented, extended three-bedroom semi-detached home is tucked away within a pleasant cul-de-sac, just a short distance from the centre of Welton. Offering a wonderful sense of space and comfort, the property features a spacious entrance hall, generous 'L' shaped lounge ideal for both relaxing and entertaining, along with a versatile dining room suited to a variety of uses. The well-appointed fitted kitchen is complemented by stylish granite work surfaces, while a convenient cloakroom/WC and utility area is accessed from the rear entrance.

## Key Features

- NO CHAIN
- Extended Semi-Detached Home
- 3 Good Sized Bedrooms
- Large 'L' Shaped Lounge
- Second Versatile Reception Room
- Breakfast Kitchen With Granite Worksurfaces
- Utility & WC
- Private Landscaped Garden, Driveway & Garage
- EPC = C
- Council Tax = D

Upstairs, the accommodation includes three good sized bedrooms (2 fitted) and a beautifully tiled family bathroom. Externally, a driveway to the front provides off-street parking and leads to a single garage. To the rear, a private landscaped garden offers a delightful setting for outdoor enjoyment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</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 property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the accommodation via a composite entrance door, a staircase leads to the first floor accommodation and there is internal access to:

#### LOUNGE

A spacious and versatile, dual aspect reception room with space for both living and dining furniture. There are French doors to the rear and a bow window to the front. A focal point of the room is a feature fireplace housing an electric fire.

#### DINING ROOM

A formal dining room overlooking the rear garden. The room offers excellent versatility and could be utilised as an office, playroom or even a guest bedroom if required.

#### BREAKFAST KITCHEN

The well appointed kitchen is fitted with a comprehensive range of wall and base units which are mounted with granite worksurfaces beneath a tiled splashback. There is a recessed 1 1/2 bowl sink unit with swan neck mixer tap and moulded drainer, integral appliances include a BOSCH oven, microwave, ceramic hob with concealed extractor hood and a fridge freezer. A central island is made from matching units with a granite worksurface and there is space for a breakfast table next to a large picture window.

## REAR ENTRANCE/UTILITY ROOM

With a rear entrance door, wall mounted boiler and plumbing for an automatic washing machine. There is a window to the side and internal access to:

#### WC

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

### FIRST FLOOR

#### LANDING

A spacious landing gives access to the accommodation at first floor level. There is a window is to the side elevation and a built-in cupboard.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation and built-in wardrobe.

#### BEDROOM 2

A second excellent double bedroom with built-in wardrobes and a window to the rear which provides attractive rooftop views towards the church tower.

#### BEDROOM 3

A good sized third bedroom with a window to the front elevation.

#### BATHROOM

An extremely well appointed bathroom which is fitted with a three piece suite comprising comprising WC, pedestal wash basin and a bath with a glazed screen and mixer shower over. There is tiling to the walls and floor, a ladder style heated towel rail and a large window with privacy glass to the rear.

### OUTSIDE

## FRONT

To the front of the property there is a lawned garden with hedging to one boundary and timber fencing to the other. A gravel driveway provides provides off street parking for several vehicles.

## REAR

The rear garden has been beautifully landscaped with a sandstone adjoining the property and steps leading up to a gravel garden with circular sandstone patio. There are planting beds and fencing to the perimeter.

## GARAGE

Towards the end of the driveway is a brick built garage with up and over door, light and power.

## 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 OR The property has the benefit of sealed unit double glazing.

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

DISCLAIMER - Japanese knotweed was historically present but has been fully treated by a specialist contractor. We understand the treatment programme



has been completed, and supporting documentation, including an insurance-backed guarantee, is available for buyer and lender peace of mind

## TENURE

We understand that the property is Freehold.

## 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.

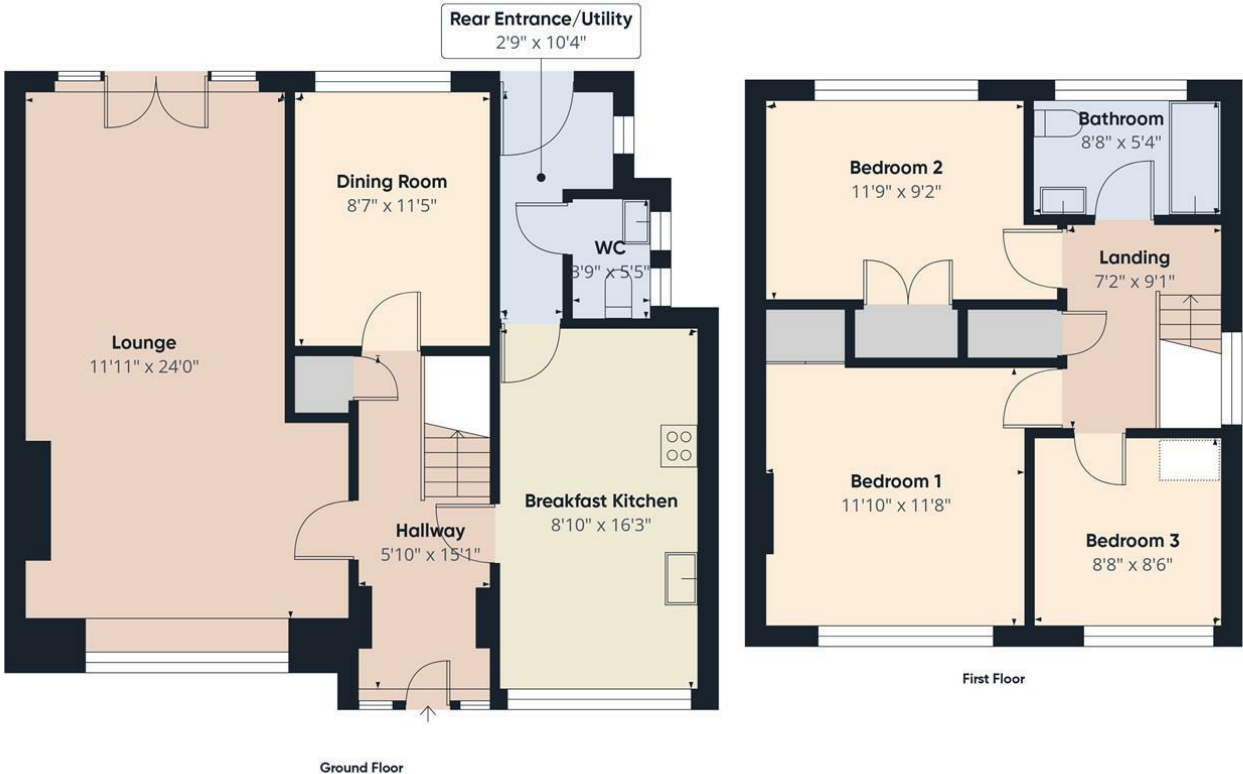
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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





Approximate total area<sup>m</sup>  
1201 ft<sup>2</sup>

(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



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