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**Limb**  
MOVING HOME



*7 Fairfield View, Welton, East Yorkshire, HU15 1PZ*

- 📍 Detached House
- 📍 Potential to Modernise
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = E
- 📍 Three Reception Rooms
- 📍 Gardens, Drive & Garage
- 📍 No Onward Chain
- 📍 Freehold / EPC = C

**£315,000**

## INTRODUCTION

A superb opportunity to acquire a four-bedroom detached property, quietly situated at the head of a cul-de-sac and available with the significant benefits of no onward chain and installed solar panels. While requiring modernisation throughout, this home offers excellent potential to create a personalised family residence in a highly appealing position, with the added advantage of modern energy efficiency.

The accommodation provides a practical layout spanning two floors. The ground floor comprises an entrance hallway, a vital cloaks/W.C., a spacious lounge, and a separate dining room offering flexible reception space. The kitchen adjoins a functional breakfast area/utility room. The first floor hosts four bedrooms, served by the family bathroom and an en-suite shower room. Externally, the property is well-served by excellent parking leading to an integral garage fitted with an electric up-and-over door. The rear garden offers much privacy and is predominantly lawned with a patio area, and includes a large storage shed.

## LOCATION

Fairfield View is a residential cul-de-sac situated off Broadley Way and accessed via Common Lane. Common Lane lies to the south of Welton village centre. The centre of the village is clustered around an attractive church, stream and pond. Welton is ideally placed for travelling to Hull to the east and into the national motorway network to the west. The area has the benefit of well reputed local schooling and a good range of shops and amenities are situated in the neighbouring villages of Brough and Elloughton.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.



## CLOAKS/W.C.

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

## LOUNGE

With feature fire surround and bay window to the front elevation. Double doors lead through to the dining room.



## DINING ROOM

With patio doors leading out to the rear garden.



## KITCHEN

Having a range of fitted units with laminate worktops incorporating a one and a half bowl sink and drainer, double oven and four ring gas hob with filter above. The freestanding dishwasher and fridge/freezer are also included.



## *BREAKFAST ROOM/UTILITY AREA*

With fitted units, window and door to rear. Internal access door to the garage. The washing machine and tumble dryer are included.



## *FIRST FLOOR*

### *LANDING*

With loft access hatch, cylinder/airing cupboard and window to side.

### *BEDROOM 1*

With fitted wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. window to side.



## BEDROOM 2

With built in wardrobes and window to rear.



## BEDROOM 3

Window to the rear elevation.



## BEDROOM 4

Window to the front elevation.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Window to side.



## OUTSIDE

A private tarmac driveway provides excellent parking leading to an integral garage fitted with an electric up-and-over door. The rear garden offers much privacy and is predominantly lawned with a patio area, and includes a large storage shed.



## GLAZING

The property has the benefit of double glazing.

## HEATING

Gas central heating.

## SOLAR PANELS

The property has the benefit of solar panels which have previously generated in the region of £500 to £800 per annum.

## TENURE

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *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.

## *PROPERTY TO SELL?*

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.







