

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



29 Common Lane, Welton, East Yorkshire, HU15 1PT

- 📍 Semi Detached House
- 📍 Newly Refurbished
- 📍 Spacious Accommodation
- 📍 Council Tax Band = C
- 📍 3 Bedrooms
- 📍 Living Kitchen
- 📍 Convenient & Quiet Location
- 📍 Freehold/EPC = C

£325,000

INTRODUCTION

Ready to move straight into is this spacious semi detached house with a stylish contemporary finish having just undergone a comprehensive renovation. The property is located along the quiet yet convenient Common Lane, to the south side of Welton village centre and is ideally placed for access to the surrounding area's shops and amenities. The accommodation is perfect for a family and briefly comprises an entrance hall, separate lounge and a stunning open plan dining kitchen with bi fold doors out to the garden. There are three bedrooms and a stylish bathroom. Gas fired central heating and uPVC framed double glazing are installed. Outside, excellent parking is available plus a single garage. There is a larger than average garden which is mainly lawned. There is no onward chain therefore an early completion should be possible.

LOCATION

Common Lane lies to the south side of the A63 and Welton village centre being a quiet yet convenient location with easy access to Welton, Brough and Elloughton. The picturesque Welton village centre is clustered around an attractive church, stream and pond. It is ideally placed for travelling to Hull and into the national motorway network. The area has the benefit of well reputed local schooling with a primary school situated nearby plus there is a good range of shops and amenities available in the neighbouring villages. A mainline railway station is located in Brough, approximately 5 minutes driving distance away.

ACCOMMODATION

A contemporary residential door provides access to the entrance hall with stairs leading up to the first floor with attractive balustrade. Window to side elevation.

LOUNGE

Window to front elevation.



AI Generated Possible Look



Original Room

DINING KITCHEN

Situated to the rear of the house, this stunning room has a wall of bi fold doors opening out to the garden. The kitchen features a range of brand new dual toned units and matching island with breakfast bar peninsular. Features include an integrated electric double oven, hob, fridge/freezer, dishwasher and further provision for washing machine.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

A double bedroom with window to front elevation.



BEDROOM 2

A double bedroom with window to rear elevation, storage cupboard to corner.



AI Generated Possible Look



Original Room

BEDROOM 3

A generous single bedroom with window to front elevation.



AI Generated Possible Look



Original Room

BATHROOM

Brand new suite comprising bath with overhead rain fall shower and screen, low level W.C., wash hand basin upon a vanity unit, attractive tiling to the walls, heated towel rail.



OUTSIDE

There is a lawned garden with adjacent resin set driveway providing excellent parking facilities and access to the attached garage. To the rear lies a larger than average garden which is mainly lawned. There is also a garden shed and greenhouse.



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

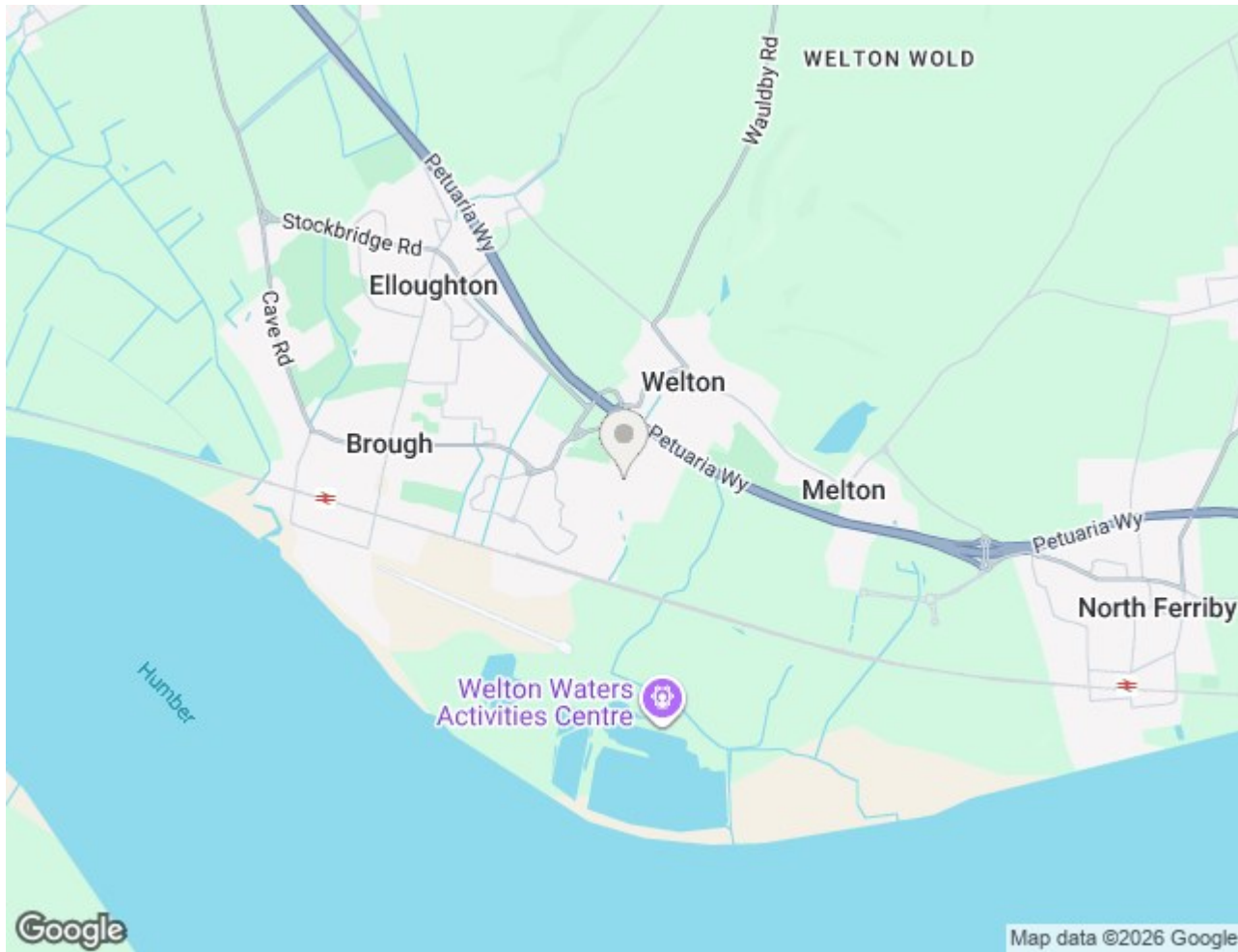
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

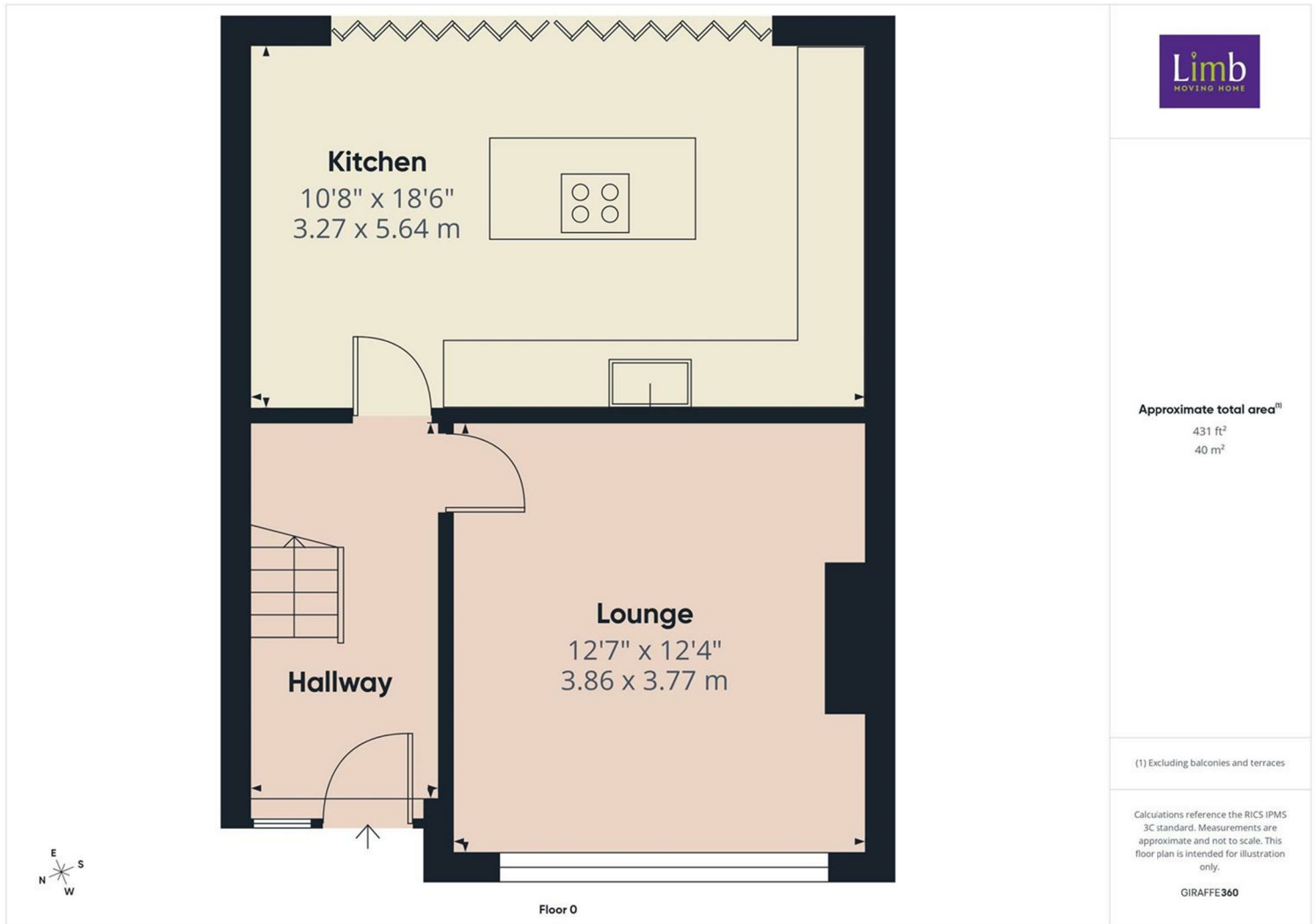
PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	