




Railer Chase, Welton, HU15 1YE  
Offers In The Region Of £319,950

Philip  
**Bannister**  
Estate & Letting Agents

# Railer Chase, Welton, HU15 1YE

## Key Features

- \*\*\* OVER £10,000 OF UPGRADES \*\*\*
- Envidable Position Within A Private Cul-De-Sac
- Detached Family Home
- 3 Double Bedrooms
- Luxurious En-Suite & Family Bathroom
- Full With Dining Kitchen With NEFF Appliances
- Ground Floor Cloakroom/WC
- Generous Rear Garden
- Extensive Driveway Parking & Garage
- EPC = B / Council Tax = D

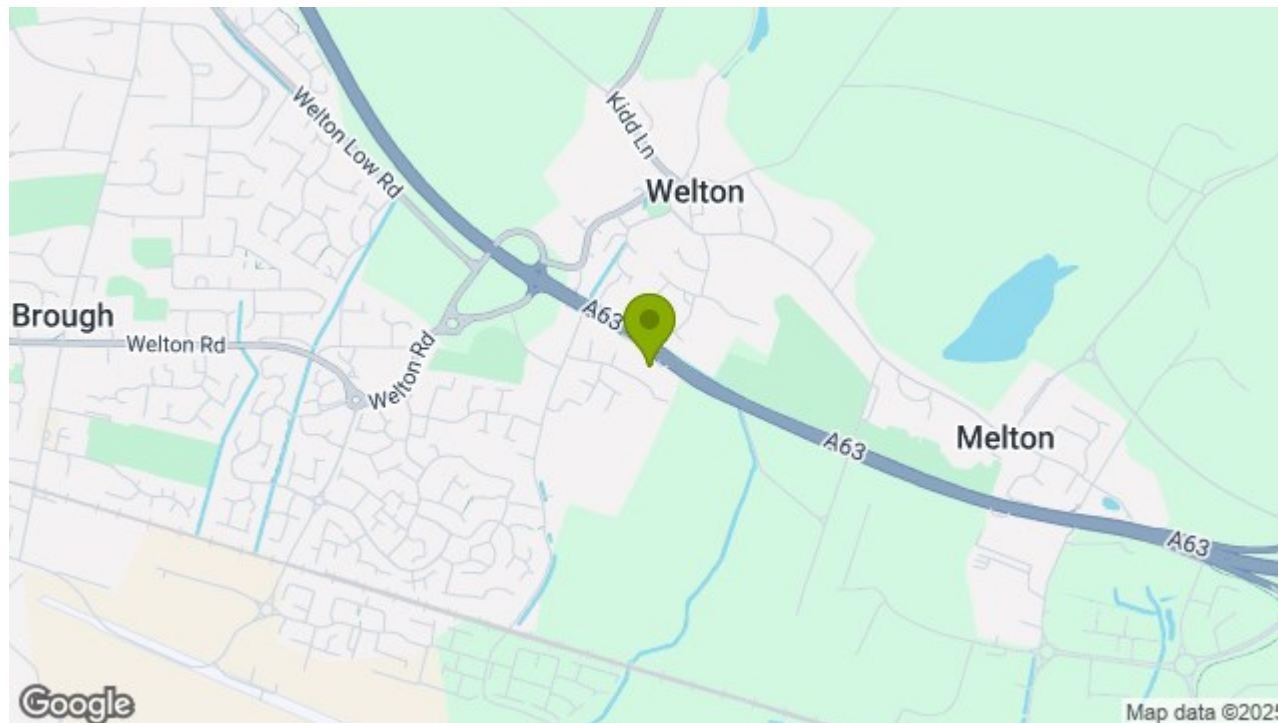
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beautifully designed and thoughtfully laid out, this superb three-bedroom home that's ideal for first-time buyers, growing families, or anyone looking for a spacious and stylish place to call home. The property enjoys an enviable position within the development, forming part of a small, private cul-de-sac shared with just one other home, and benefits from pleasant outlooks to the front.

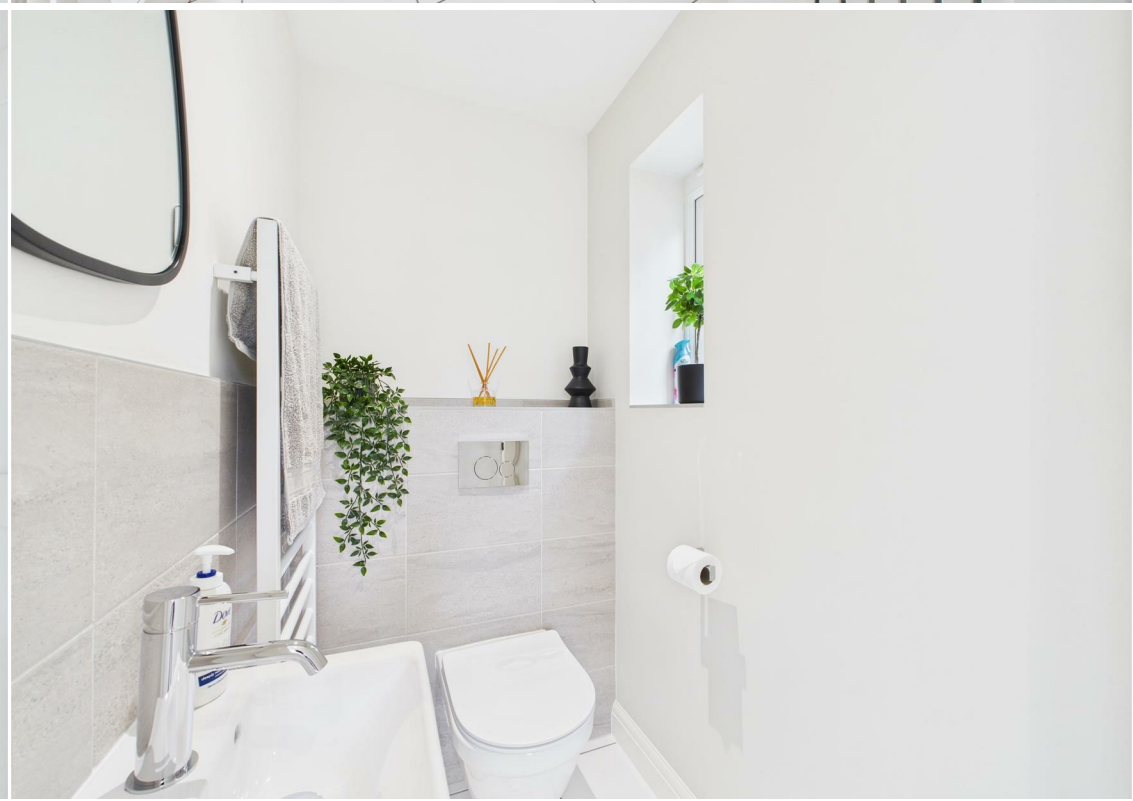
A welcoming central hallway sets the tone, leading into a generous lounge complete with an elegant bay window. To the rear, the impressive open-plan kitchen and dining area spans the width of the property and is made for modern living, with bi-fold doors opening directly onto the garden – perfect for alfresco dining. A separate utility room offers everyday practicality, while a handy downstairs cloakroom and useful under-stairs storage complete the ground floor layout.

Upstairs, the home continues to impress. Two rear-facing bedrooms share a modern family bathroom, while the primary bedroom, positioned at the front, boasts its own stylish en-suite.

Outside, the property features a generous block-paved driveway offering ample off-street parking and leads to a detached garage. The rear garden is a fantastic size, predominantly laid to lawn, and provides a great outdoor space.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a tiled floor and a built-in cupboard. Part-glazed double doors open to the kitchen.

#### CLOAKROOM/WC

A well appointed cloakroom which is fitted with a two piece suite comprising WC and wall hung wash basin. There are partially tiled walls, a tiled floor, heated towel rail and a window to the side elevation.

#### LOUNGE

A spacious and attractive front facing reception room with a box bay window.

#### DINING KITCHEN

A stunning full width dining kitchen which is fitted with a range of high gloss wall and base units which are mounted with marble effect worksurfaces, breakfast bar and matching upstands. A ceramic sink unit sits beneath a window to the rear elevation and there are bi-folding doors opening to the garden. A host of NEFF integral appliances include an oven, gas hob beneath an extractor hood, fridge freezer and dishwasher. A continuation of the tiled floor runs to the dining area where there is ample room for table and chairs.

#### UTILITY ROOM

Fitted with a slimline base unit, marble effect worksurface with matching upstand, space and

plumbing for an automatic washing machine and second undercounter appliance. There is a wall mounted boiler, continuation of the tiled floor and a door leading to the side of the property.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard above the stairwell.

#### BEDROOM 1

A double bedroom with mirror fronted fitted wardrobes and a window to the front elevation.

#### EN-SUITE

This luxurious en-suite features a three piece suite comprising WC, wall hung wash basin and a large walk-in shower cubicle with glazed screens and a thermostatic shower. There is tiling to the walls and floor, illuminated mirror and a heated towel rail.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

A further 'L' shaped double bedroom with a window to the rear elevation.

#### BATHROOM

A beautifully appointed family bathroom which is fitted with a three piece suite comprising WC, wall hung wash basin and a bath with a glazed screen and thermostatic shower over. There are partially tiled walls, a tiled floor, heated towel rail and an illuminated mirror. There is a window to the front elevation.

### OUTSIDE

### FRONT

To the front of the property there is an extensive block paved driveway which provides excellent parking provisions to the property. There is a small area of lawn with the block paving continuing to the side of the property.

### REAR

The rear garden is generously sized and predominantly laid to lawn, offering plenty of outdoor space. A paved patio sits directly behind the property and continues around behind the garage, ideal for seating or entertaining. Timber fencing extends to the boundaries.

### GARAGE

Positioned to the side of the property is a brick built garage with a roller shutter door, light, power and a personnel door. There is also a electric vehicle charging outlet for Mode 2 charging.

### GENERAL INFORMATION

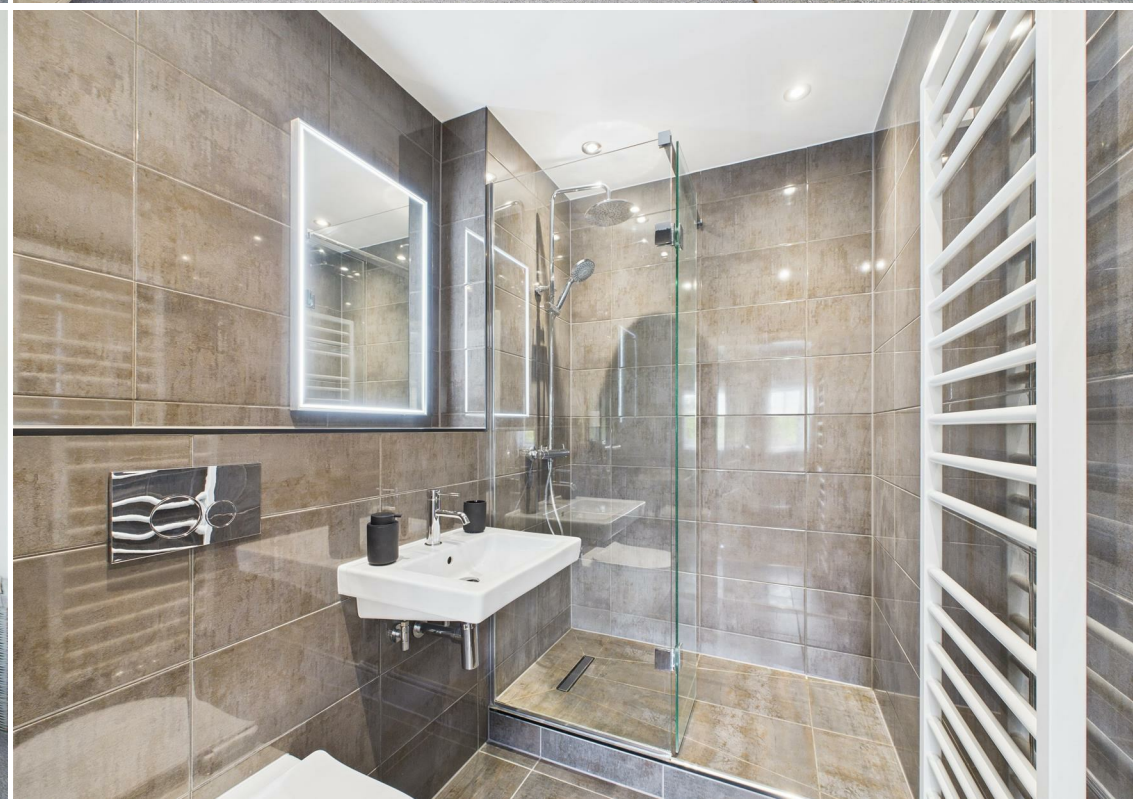
SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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 . (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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

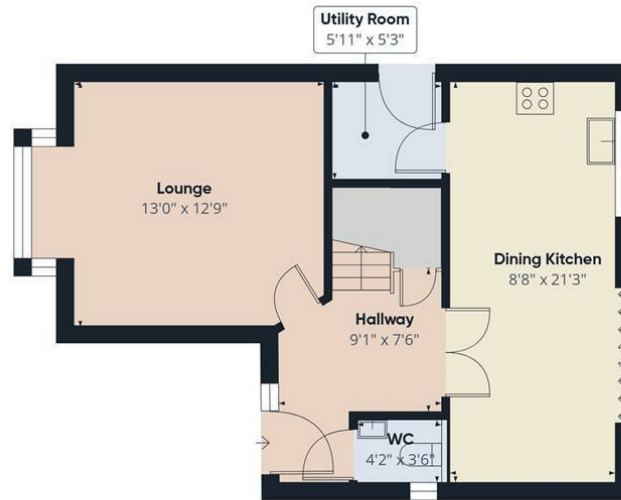
## AGENT NOTES.

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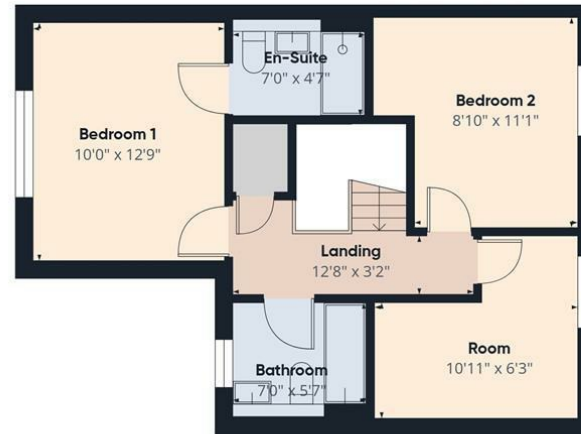
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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







Ground Floor



First Floor



Approximate total area<sup>m</sup>  
985 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.

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