



Welton Road, Brough, HU15 1DW
£400,000

Philip
Bannister

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Key Features

- Stunning Semi-Detached 4 Bedroom Property
- Perfect Family Home
- Contemporary Design & Layout
- Beautifully Presented Throughout
- Superb Landscaped Rear Garden
- Ample Off-Street Parking + Integral Garage
- Generous Plot & over 1,500 sqft of Accommodation
- EPC = B

This exceptional semi detached home offers over 1,500 sq ft of beautifully presented accommodation, finished to an outstanding standard throughout. Occupying a generous plot, the property combines stylish interiors with spacious, light filled living areas.

The welcoming entrance hall leads to a superb lounge with a feature log burning stove, while the heart of the home is the impressive open plan living kitchen with underfloor heating and double doors opening onto the garden. A separate utility room with internal access to the integral garage and a WC complete the ground floor.

Upstairs, there are four generous double bedrooms, including a superb master bedroom with a contemporary en suite. The family bathroom is equally well appointed.

Outside, the property benefits from extensive off street parking, an integral garage and a beautifully landscaped rear garden, providing the perfect space for relaxing and entertaining.

Situated in the heart of the village, this outstanding home is perfectly suited to modern family living, offering generous accommodation, high quality finishes and an enviable location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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





BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the immaculate accommodation with tiled flooring, recessed spotlight, a storage cupboard, stairs and WC off.

WC

With a concealed cistern WC, a wash hand basin and recessed spotlights.

LIVING ROOM

A generous and beautifully presented living room with Karndean flooring, a log burning stove, window to the rear elevation and bay window to the front elevation.

LIVING DINING KITCHEN

Positioned at the rear of the property, this impressive open plan living dining kitchen is designed for both everyday family life and entertaining. Twin doors open directly onto the patio, while an additional side window fills the room with natural light. The contemporary kitchen is beautifully appointed with an extensive range of matte finish

wall and base units, complemented by generous work surfaces and a stylish central island with a breakfast bar. Integrated appliances include a fridge freezer, dishwasher, wine cooler, double oven and a four ring induction hob with an extractor hood above. A sink with mixer tap completes the space. The room benefits from recessed spotlights, underfloor heating beneath a tiled floor throughout, together with a wall mounted television point and ethernet connection, creating a practical yet sophisticated family environment.

UTILITY ROOM

A handy utility area conveniently located off the Living Dining Kitchen with wall and base fitted units, laminated work surfaces, plumbing for an automatic washing machine as well as tiled flooring and recessed spotlights.

FIRST FLOOR;

MASTER BEDROOM

Superb master bedroom suite with fitted wardrobes, recessed spotlights, feature wall panelling, window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from tiled flooring, tiled walls, recessed spotlights, a heated towel rail and a window to the front elevation.

BEDROOM 2

A generous double bedroom with window to the front elevation.

BEDROOM 3

A further bedroom of double proportions with feature wall panelling and a window to the rear elevation.

BEDROOM 4

Another double bedroom with window to the rear elevation.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath, a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from recessed spotlights, a window to the rear elevation and a heated towel rail.

EXTERNAL;

FRONT

A gravelled driveway provides ample off-street parking which also leads to the integral Garage.

REAR

A beautifully landscaped rear garden, thoughtfully designed with a selection of patio seating areas, shaped lawn, timber fencing, and well-established bedding plants and shrubs, creating a private and attractive outdoor space ideal for family enjoyment.

INTEGRAL GARAGE

With electric up and over door, light and power supply.

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 replacement PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - 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 Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

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.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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 independent

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.

AGENTS 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



