



Holly Hill, Welton, HU15 1NY
£230,000

 Philip
Bannister

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Key Features

- 3 Bedroom Semi-Detached Home
- Sought After Village Location
- Spacious Dining Kitchen
- Lounge With Log Burning Stove
- Ground Floor WC
- Useful Versatile Store
- Generous Private Rear Garden
- Driveway Providing Ample Parking
- EPC = D
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Occupying an attractive position within the sought-after village of Welton, this three-bedroom home offers well-proportioned accommodation arranged over two floors, together with a generous rear garden and excellent off-street parking. The property includes a welcoming entrance hall, attractive lounge with log-burning stove and a spacious dining kitchen overlooking the rear garden. The ground floor is further complemented by a useful WC and a versatile store, offering excellent additional space for a variety of uses.

The accommodation is completed by three good-sized bedrooms, with the second bedroom enjoying rooftop views towards the River Humber, together with a luxurious family bathroom. Outside, the property benefits from a generous rear garden with lawn, established hedging, summerhouse and shed, while the driveway provides ample parking. Welton is a picturesque and well-established village at the foot of the Yorkshire Wolds, with convenient access to South Hunsley School, local amenities and the A63, making it an appealing choice for a wide range of buyers.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The property is accessed via a composite entrance door which opens into a welcoming entrance hall, with staircase leading to the first floor and attractive half-height decorative panelling.

LOUNGE

An attractive front-facing reception room featuring a large picture window. The focal point of the room is an impressive log-burning stove, positioned upon a hearth and beneath a timber mantle.

DINING KITCHEN

A spacious dining kitchen positioned to the rear of the property and fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces. A stainless steel sink unit is positioned beneath a window overlooking the rear garden, with space for a freestanding cooker, washing machine and a further under-counter appliance.

REAR ENTRANCE

Providing access to the rear of the property via a composite entrance door.

W.C.

Fitted with a WC and featuring a window to the side elevation.

STORE

A useful and versatile storage room with potential for a variety of additional uses. There is a window to the front elevation together with access to an understairs cupboard.

FIRST FLOOR

LANDING

With access to the first floor accommodation, a window to the side elevation and a built-in airing cupboard.

BEDROOM 1

A spacious double bedroom with a window overlooking the rear elevation.

BEDROOM 2

A further double bedroom with a window to the front elevation, enjoying attractive rooftop views towards the River Humber.

BEDROOM 3

A good-sized third bedroom enjoying attractive rooftop views.

BATHROOM

A luxurious bathroom fitted with a three-piece suite comprising WC, wall-hung wash basin and panelled bath with glazed screen and thermostatic shower over. There are fully tiled walls, a tiled floor, heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a driveway providing excellent off-street parking.

REAR

The generous rear garden enjoys a good degree of privacy. Steps from the property lead up to a large lawn enclosed by established hedging, while a continuation of the driveway runs along one side to a hardstanding area at the top of the garden. A useful shed and summerhouse are positioned

towards the upper section of the garden, providing additional storage and leisure space.

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 B. (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.

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?.

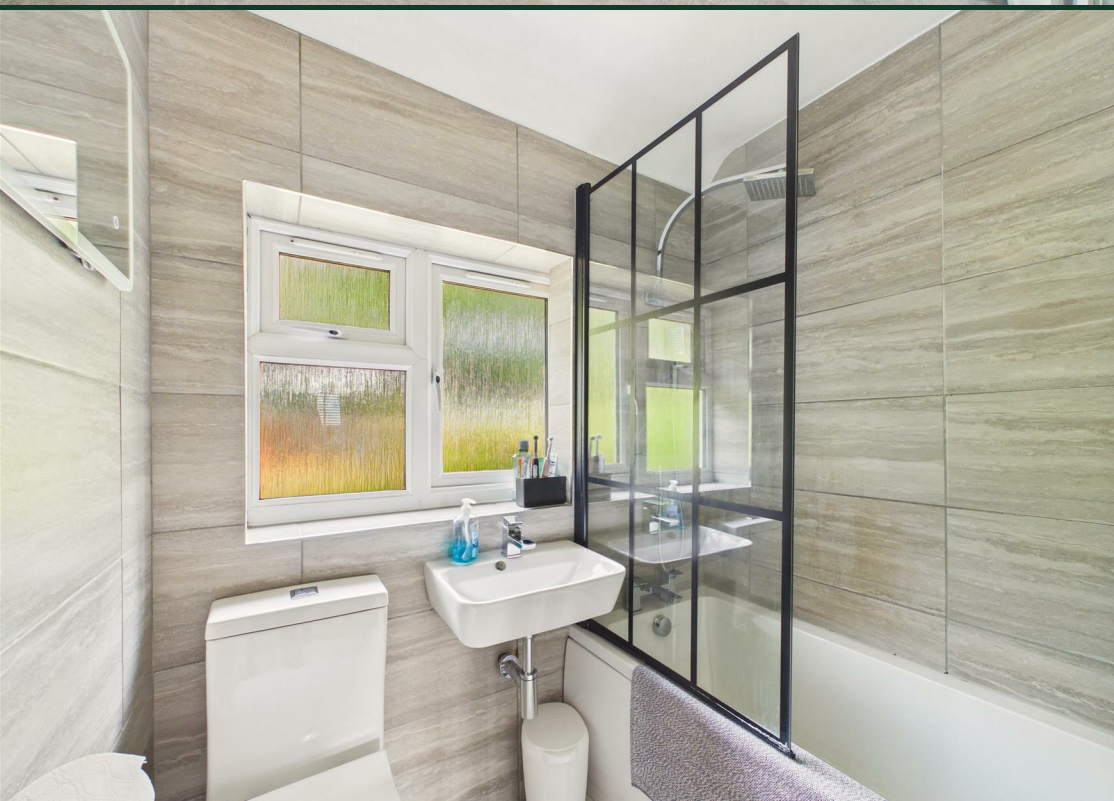
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

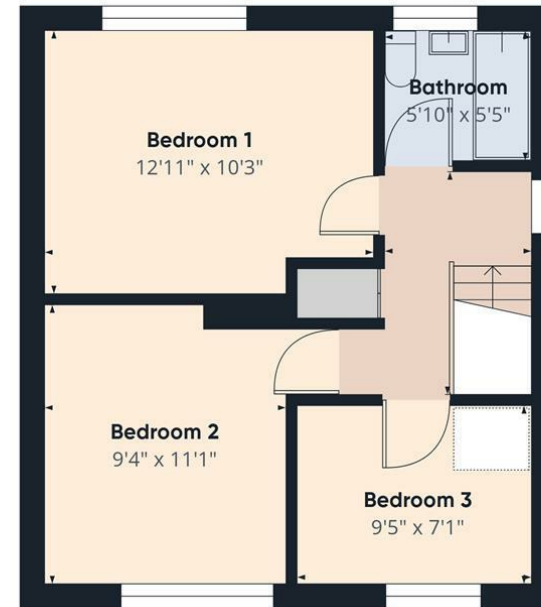
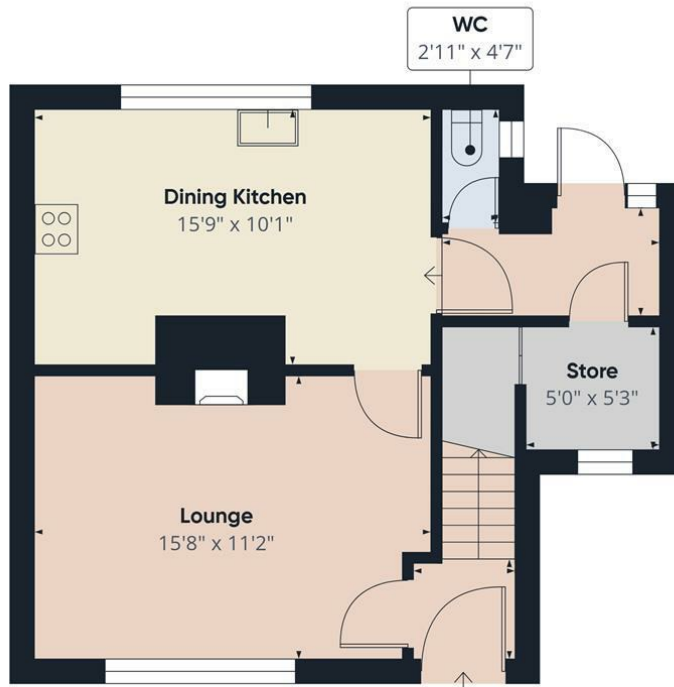
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Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not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

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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^m
812 ft²

(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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