

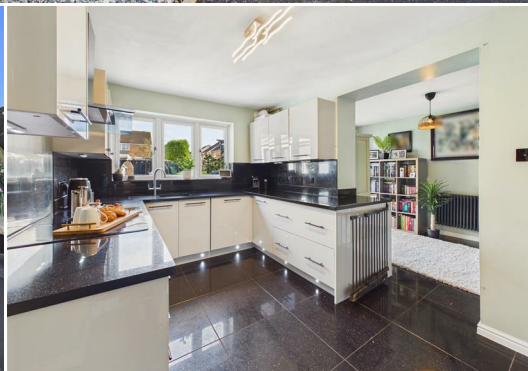
Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



1 Medlar Drive, Welton, East Yorkshire, HU15 1TE

- 📍 Modern Detached Home
- 📍 Cul-de-Sac Location
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = E
- 📍 Modern Kitchen/Living
- 📍 Excellent Parking
- 📍 Garden with Hot Tub
- 📍 Freehold / EPC =

£385,000

INTRODUCTION

Located within a popular cul-de-sac, this modern four-bedroom detached home offers a well-presented and practical layout, perfectly suited for contemporary family life.

The accommodation is centred around a welcoming entrance hallway with a cloaks/W.C. The ground floor features a spacious through lounge and dining area, which leads into a bright conservatory overlooking the garden. The kitchen is finished to a high standard with granite worktops and a granite tiled floor, opening through to a further living area with patio doors to the rear. Additionally, there is an internal access door to a partitioned garage, currently utilised as a gym, with a separate storage area to the front accessed via an automated roller door.

Upstairs, the property offers four good bedrooms—one featuring fitted wardrobes—alongside a family bathroom and a private en-suite shower room to the principal bedroom.

To the front, the property provides off-street parking for up to three vehicles. The rear garden is designed for ease of maintenance, featuring a central artificial lawn, gravelled borders, and a patio. The space is completed by an attractive Koi pond and a composite terrace area featuring a hot tub and a summerhouse/shed.

LOCATION

Medlar Drive, a desirable cul-de-sac which forms part of a popular residential development accessed via Wiske Avenue, which runs off Loxley Way. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With sweeping staircase leading up to the first floor.



CLOAKS/W.C.

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

LOUNGE/DINER

With feature quartz fire surround with LED spotlights housing a living flame gas fire. Bay window to the front elevation.



DINING AREA

With patio doors leading through to the conservatory.



KITCHEN

Having a range of base and wall units with granite worktops incorporating a sink with mixer tap. Integrated appliances include a double oven, microwave, induction hob with extractor above, dishwasher and fridge/freezer. There is granite tiled flooring, window to rear and opening through to the family room.



FAMILY ROOM

With internal access door to garage, gym and utility room. Patio doors open to the garden.



FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

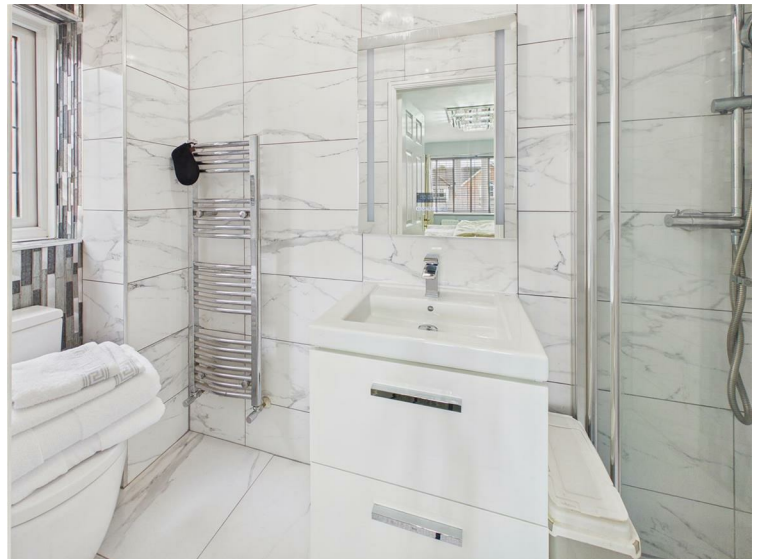
BEDROOM 1

Window to front.



EN-SUITE

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



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to rear.



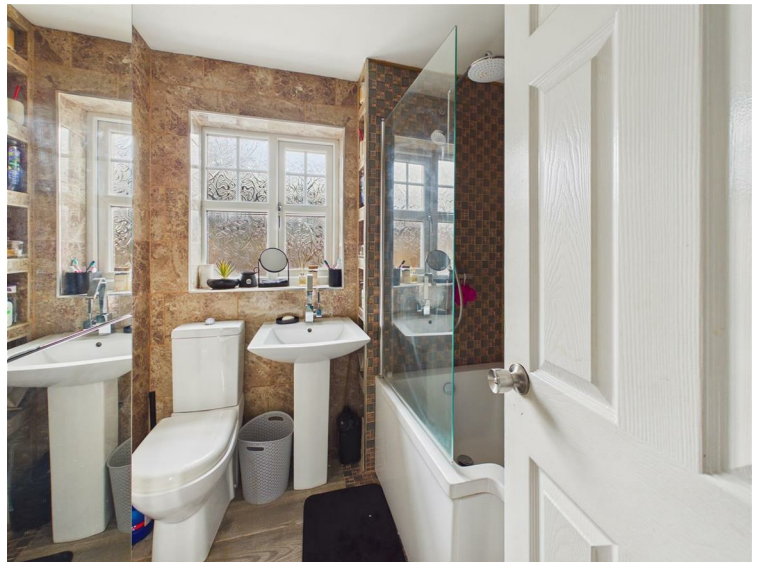
BEDROOM 4

Window to front.



BATHROOM

With suite comprising an 'L' shaped Jacuzzi bath with lights, shower over and screen, wash hand basin and low flush W.C. Heated towel rail, marble tiling to walls and feature tiled floor, fitted double mirrored storage units, window to side.



OUTSIDE

To the front, the property provides off-street parking for up to three vehicles. The rear garden is designed for ease of maintenance, featuring a central artificial lawn, gravelled borders, and a patio. The space is completed by an attractive Koi pond and a composite terraced area featuring a hot tub and a summerhouse/shed.



REAR VIEW



HEATING

The property has the benefit of gas central heating via a combi boiler installed in December 2023.

GLAZING

The property has the benefit of recently installed flush fitting anthracite grey uPVC 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 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

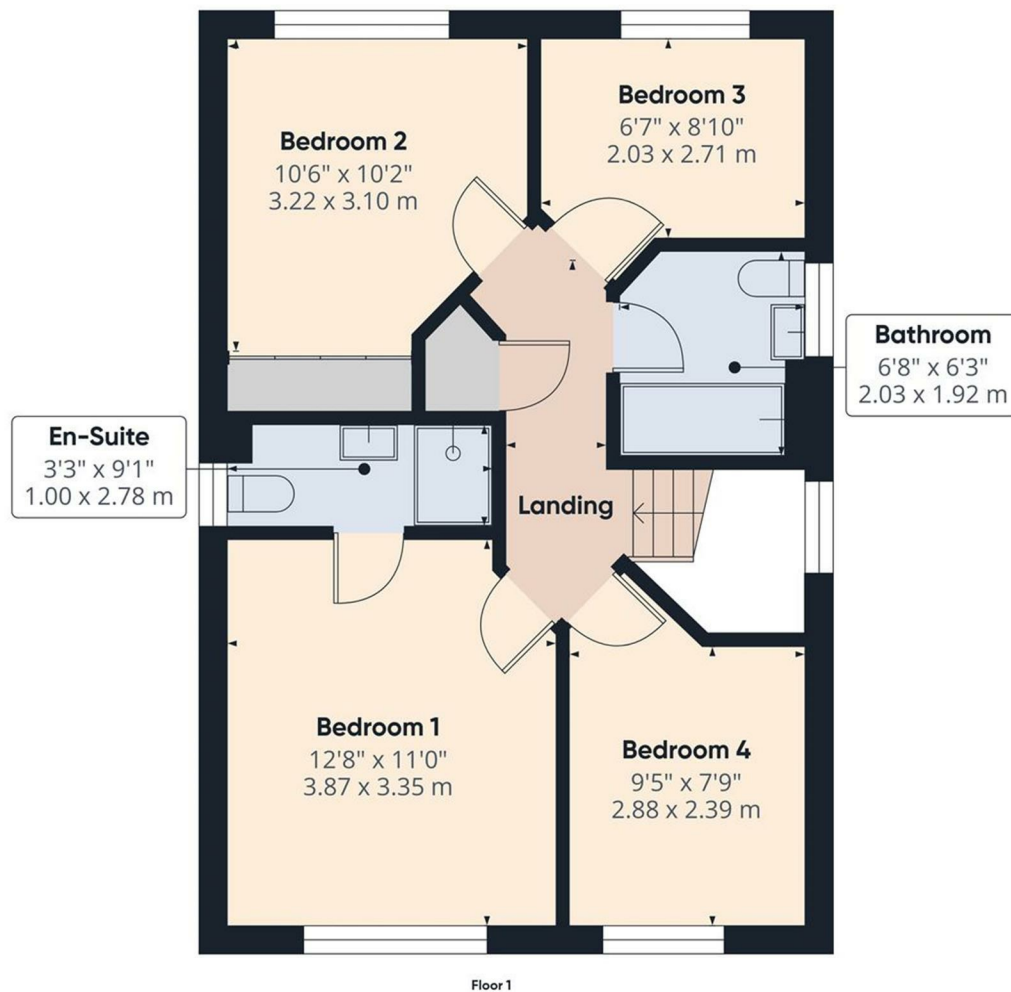
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also 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.







Approximate total area⁽¹⁾
510 ft²
47.3 m²

(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.

GIRAFFE360

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	