



The Crescent, Welton, HU15 1NS
£375,000

Philip
Bannister
Estate & Letting Agents

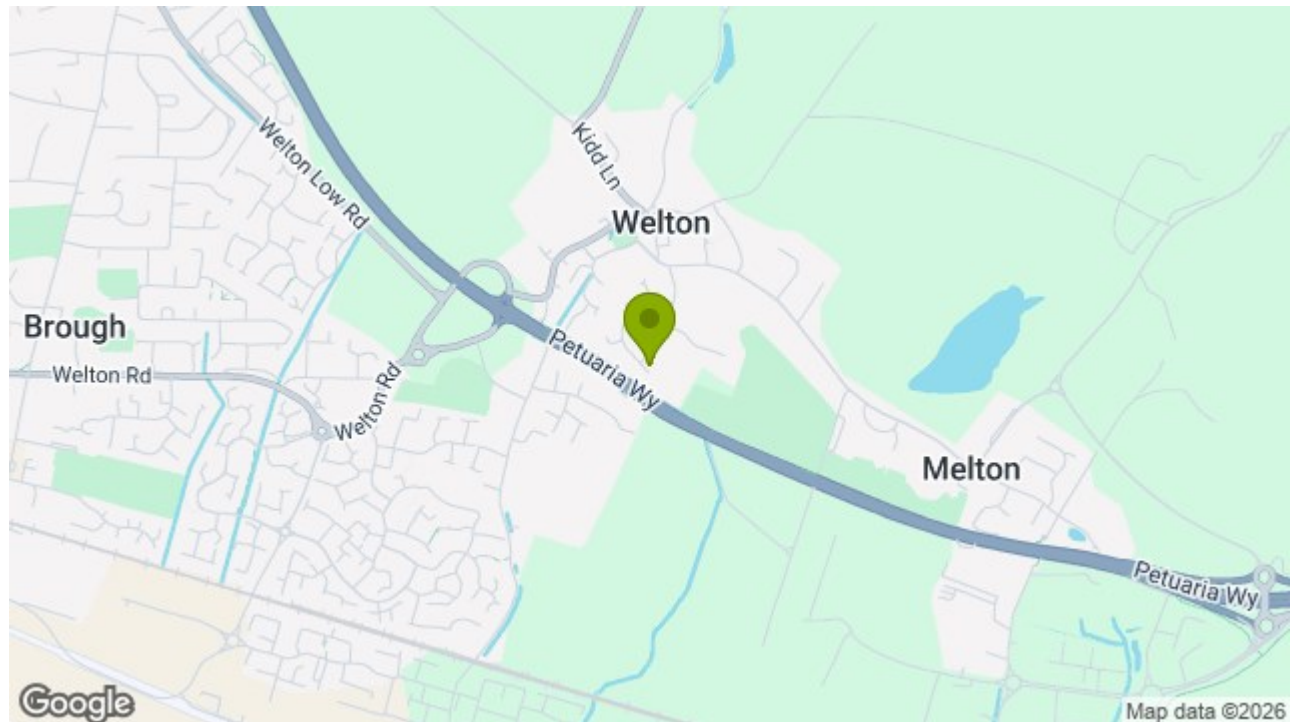
The Crescent, Welton, HU15 1NS

Nestled in the corner of a popular location, this detached 4 bedroom bungalow offers immaculately presented and versatile living accommodation. Benefitting from 4 Double Bedrooms, 2 Reception Rooms, Contemporary Kitchen, Shower Room, Bathroom and a Utility/Cloakroom. Externally the property has so much to offer with a large South facing rear garden, side garden/patio area and a resin driveway providing off-street parking for multiple vehicles. A real gem, act fast.

Key Features

- Detached Family Home
- 4 Double Bedrooms
- Versatile Living Space
- South Facing Rear Garden
- Ample Off-Street Parking
- Desirable Location
- Superb Kitchen
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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	





GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with storage cupboard and stairs off.

SHOWER ROOM

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

UTILITY/CLOAKROOM

A handy addition with wall mounted storage cupboards, laminated work surfaces, plumbing for an Automatic Washing Machine and space for Tumble Dryer. Further benefitting from a WC, vanity wash hand basin and a heated towel rail.

BEDROOM 1

13'7 x 9'11 (4.14m x 3.02m)

A bedroom of double proportions with window to the rear elevation.

BEDROOM 2

14'9 max x 9'10 max (4.50m max x 3.00m max)

A further bedroom of double proportions with 2 windows to the rear elevation.

SITTING ROOM

12'3 x 10'10 (3.73m x 3.30m)

A versatile reception space ideal for a sitting room, dining room or even a home office. With window to the front elevation.

LIVING ROOM

17'8 max x 13 (5.38m max x 3.96m)

A generous living space with ample room for both living and dining, benefitting from a window to the rear with wooden shutters and sliding patio doors to the side elevation.

KITCHEN

13 x 12 (3.96m x 3.66m)

Stunning contemporary kitchen with light blue wall and base shaker units, quartz worksurfaces and a tiled splashback. Integrated appliances including an Induction Hob, Extractor Hood, Electric Oven, Microwave Oven, Fridge, Freezer and an Automatic Dishwasher. Further benefitting from a window to the side elevation with wooden shutters and French doors to the side elevation leading to the side patio.

FIRST FLOOR;

BEDROOM 3

19'0" x 14'5 (5.79m x 4.39m)

A bedroom of double proportions with fitted storage units, Velux windows and recessed spotlights.

BEDROOM 4

14'7 x 14'5 (4.45m x 4.39m)

A further bedroom of double proportions with fitted storage units, Velux windows and recessed spotlights.

BATHROOM

With a three piece suite comprising of a panelled bath, low flush WC and wash hand basin. Further benefitting from a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

To the front of the property is a resin driveway providing ample off-street parking spaces.

REAR

A southerly facing rear garden laid mainly to lawn with fenced borders, summerhouse and brick store. To the side there is a further resin patio area ideal for alfresco dining and relaxing.

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.

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.

TENURE

We understand that the property is Freehold.

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)

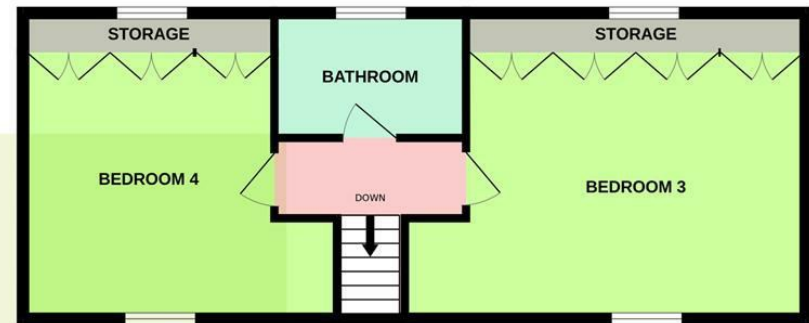
AML.

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.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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