



## THE LOCATION

Welton is a village and civil parish in the East Riding of Yorkshire, England. The parish extends to the bank of the Humber Estuary at its southern extreme, and into the Yorkshire Wolds in the northern part. The A63 road and Hull to Selby railway line both bisect the parish east-west south of Melton and Welton. The civil parish is formed by the villages of Welton and Melton and the hamlet of Wauldby. According to the 2011 UK census, Welton parish had a population of 2,176, an increase on the 2001 UK census figure of 1,560.3 Welton village is situated approximately 1 mile (1.6 km) north-east of the town of Brough on the north side of the A63 road to Kingston upon Hull. It is on the Yorkshire Wolds Way National Trail a long distance footpath.

## THE PROPERTY

**\*\* Corner Plot \*\* Sought After Location \*\***

**Contemporary Open Plan Layout \*\* Deceptively Spacious \*\***

Viewing is strongly recommended to fully appreciate this immaculately presented four bedroom detached family house standing in an established location within this popular development. The current owners have tastefully renovated and upgraded the property throughout to include a modern fitted kitchen with integrated appliances and wonderful open living accommodation in which to lounge, dine and relax. Upstairs there are four bedrooms, en-suite shower room and family bathroom both of which have been re-fitted with modern suites. The property is deceptively spacious both inside and out, being on a corner plot the gardens extend to three sides, the rear garden is mature and offers considerable privacy, the side garden which is gated for ease of use, adds extra depth to the property and potential for expansion subject to the usual permissions. To the front of the



### COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Composite front door with a glazed panel leads into the hallway with stairs off to the first floor. Laminate flooring. Doors leading to open plan living and cloakroom.

##### CLOAKROOM 2'7" x 6'6" (0.80 x 1.98)

Contemporary white suite with low level WC, fitted floor unit with sink and mixer tap. Part tiled walls, laminate flooring and modern ladder radiator. Privacy window to front aspect.

##### OPEN PLAN LIVING ROOM/DINING ROOM 19'4" x 29'6" x 12'2" (5.90 x 8.98 x 3.70)

Beautifully opened to create fantastic sized room perfect for larger families and/or entertaining. Offering bay window to the front, with feature gas stove and surround. Coved ceiling, laminate flooring throughout. Two sets of french doors leading to rear garden. Bespoke built in storage cupboard. Pendent lighting. Opening to...

##### KITCHEN 7'11" x 14'5" (2.42 x 4.39)

Impressively designed comprising of high gloss wall, floor and display cabinets with plinth lighting. Industrial style sink with mixer tap. Integrated electric eye level oven, hob and angled stainless steel extractor hood. Integrated fridge/freezer and slimline dishwasher. Pendent light to ceiling, laminate flooring and coved ceiling. Door leading to integral garage. External door leading to rear garden.

#### FIRST FLOOR

##### LANDING

Carpet flooring, access through to all bedrooms and family bathroom. With airing cupboard housing hot water cylinder. Loft access.

##### MASTER BEDROOM 11'1" x 12'9" (3.37 x 3.89)

To the front of the property, with large built in sliding wardrobes. Coving to ceiling. TV point. Pendent light fixtures. Access through to...

##### ENSUITE 9'0" x 3'5" (2.74 x 1.03)

Comprising of low level WC, vanity hand basin with storage cupboard and walk in double shower with mains fed shower. Chrome towel rail. Part tiled walls.

##### BEDROOM TWO 10'4" (max) x 12'8" (3.15 (max) x 3.86)

Overlooking the rear garden, double bedroom offering carpet flooring and ceiling coving. TV point. Pendent light fixture.

##### BEDROOM THREE 8'0" x 9'9" (2.45 x 2.97)

To the front of the property. Additional double bedroom with laminate flooring, TV point and coving to ceiling. Pendent light fixture.

##### BEDROOM FOUR 8'9" x 6'9" (2.67 x 2.05)

Overlooking the rear garden, the generous single bedroom with laminate flooring and ceiling coving. Pendent light fixture.



**BATHROOM** 6'2" (max) x 6'8" (1.89 (max) x 2.03)  
Contemporary bathroom suite with low level WC, wash basin with mixer tap over and storage unit underneath. Panelled bath with chrome shower mixer tap. Part feature tiling to the walls, chrome towel ladder radiator and recessed spotlights to the ceiling. Partly tiled walls and floor.

#### INTEGRAL GARAGE

Integral garage with up and over door. With power and lighting.

#### EXTERNAL

To the rear is a delightful fully enclosed private garden which has been thoughtfully designed to appreciate the sun all day long. There is a shaped lawn bordered by raised planted flower beds, mature trees and shrubs and paved patios ideal for entertaining all year around. Raised decking area to the rear.

#### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire Council - Band E

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your

property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority

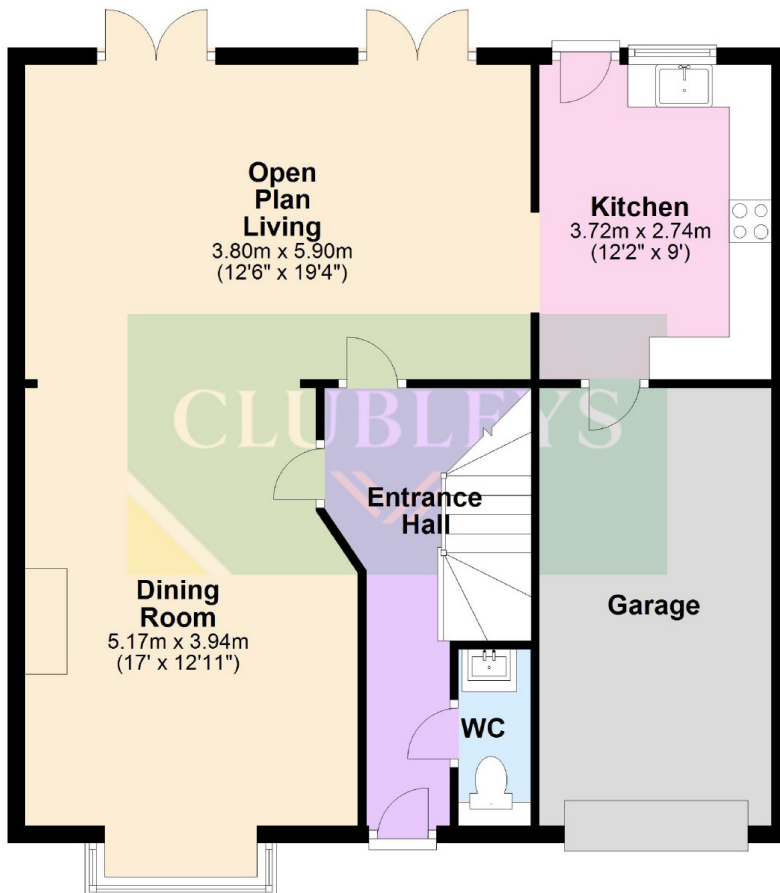




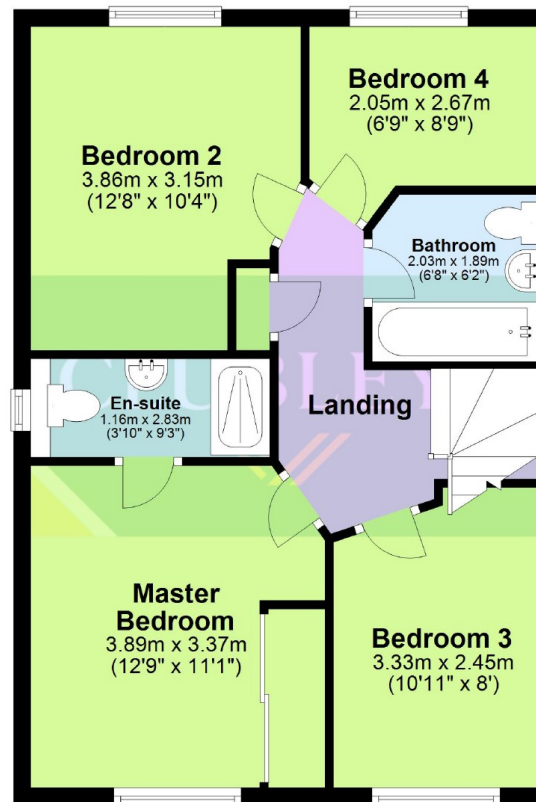
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

60 - 64 Market Place, Market Weighton,  
York, YO43 3AL

01430 874000 01430 872605

[mw@clubleys.com](mailto:mw@clubleys.com)

[www.clubleys.com](http://www.clubleys.com)

Text: Clubley to 84840 to download  
our mobile app