



32 The Crescent, Welton, East Yorkshire, HU15 1NS

- 📍 Detached Bungalow
- 📍 Great Potential
- 📍 Sought After Village
- 📍 Large South Facing Garden
- 📍 Large Lounge
- 📍 Drive & Garage
- 📍 Must Be Viewed!
- 📍 EPC = E

£270,000

INTRODUCTION

Situated within the sought after village of Welton is the detached bungalow offering excellent potential for an incoming purchaser to refurbish/remodel/extend (subject to appropriate planning permissions). The generously proportioned accommodation occupies a good sized plot with a large south facing rear garden. Gardens also extend to the front and the side drive leads onwards to a single detached garage.

The accommodation briefly comprises a spacious entrance hall with large cylinder cupboard, cloaks/W.C., 20ft lounge to the rear and a large kitchen. There are three double bedrooms and a bathroom.

LOCATION

Welton is one of the regions most picturesque and desirable villages and is clustered around St Helen's Church and village pond with running stream from the dale. Welton has a well reputed village pub, school and a highly reputable secondary school, South Hunsley, in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading into Hull city centre to the east and the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.

ACCOMMODATION

Sliding doors open to:

ENTRANCE PORCH

With residential entrance door to:

ENTRANCE HALL

With large cupboard housing the hot water cylinder.



CLOAKS/W.C.

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

LOUNGE

20'11" x 12'9" approx (6.38m x 3.89m approx)
Tiled fire surround. Window to rear elevation.



KITCHEN

15'10" x 11'11" approx (4.83m x 3.63m approx)
Base units with rolltop worksurfaces, sink and drainer, cooker point.
Windows to side and rear elevations. External access door to side.



BEDROOM 1

13'9" x 12'0" approx (4.19m x 3.66m approx)
Window to front elevation.



BEDROOM 2

12'0" x 11'0" approx (3.66m x 3.35m approx)
Window to front elevation.



BEDROOM 3

12'0" x 8'1" approx (3.66m x 2.46m approx)
Window to side elevation.



BATHROOM

Bath with shower attachment, pedestal wash hand basin, low flush W.C., tiled surround, window to side elevation.



OUTSIDE

There is a garden to the front and a side drive leads onwards to the single detached garage. The large south facing rear garden is lawned with planted borders and fenced boundary. There is a shed and greenhouse.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 30 June 2021

If you purchase a residential property between 8 July 2020 to 30 June 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 30 June 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

From 1st July to 30th September The Zero Rate is on property up to £250,000

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SELLERS NAME(S)

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Ground Floor

Approx. 102.9 sq. metres (1107.2 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)

