



The Crescent, Welton, HU15 1NS
£260,000


Philip
Bannister
Estate & Letting Agents

The Crescent, Welton, HU15 1NS

This deceptively spacious 3 bedroom home has been remodelled to provide well planned and beautifully appointed accommodation. Located in a popular residential location, a short distance from the picturesque village centre the property features an entrance hall, large "L" shaped living/dining room, a breakfast kitchen with separate utility/WC and a beautifully finished orangery with a log burning stove. At first floor level there are 3 bedrooms and a contemporary en-suite. Outside there are excellent parking facilities, an oversized garage also houses a workshop and there is a private garden at the rear.

Key Features

- Attractive 3 Bedroom Home
- Lovingly Cared For
- Fabulous Orangery
- Modern En-Suite
- Fitted Breakfast Kitchen
- Separate Utility Room With WC
- Ample Off Street Parking
- Oversized Garage With Workshop
- ER-TBC

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





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access from the side of the property, a staircase leads to the first floor and there is access to the accommodation at ground floor level

LIVING/DINING ROOM

14'2 max x 21'4 max (4.32m max x 6.50m max)
A spacious "L" shaped room positioned to the front of the property. Two large windows allow light to flow in to the room, a feature fireplace houses a living flame gas fire with hearth and mantle

BREAKFAST KITCHEN

12'11 max x 21'4 max (3.94m max x 6.50m max)
This attractive breakfast kitchen features a selection of fitted wall and base units with a contrasting work surface beneath a tiled splashback. A stainless steel sink unit sits beneath a window to overlooking the garden, integral appliances include a double oven/grill, gas hob, extractor hood and a dishwasher. There are recessed spotlights throughout and undercabinet lighting.

The breakfast area provides ample space for a table and chairs and there is access to a large pantry cupboard.

An opening leads to:

SNUG

8'9 x 9'9 (2.67m x 2.97m)
A delightful addition to the rear of the property which sits beneath a glazed lantern. The real feature

of the room is a log burning stove which sits beneath a wooden mantle. A window overlooks the rear garden and there are French doors opening to the patio

UTILITY/WC

6'4 x 5'4 (1.93m x 1.63m)
This useful space offers both WC and utility facilities. With a fitted WC, wall and base units, a Belfast sink and plumbing for an automatic washing machine. This room was previously the shower room and still has the shower fitment for easy conversion back

FIRST FLOOR

LANDING

With large cupboard and access to the accommodation at first floor level

BEDROOM 1

10'9 + wardrobes x 9'9 (3.28m + wardrobes x 2.97m)
The master bedroom features a wall of fitted wardrobes and a window to the side elevation

EN-SUITE

The modern en-suite is fitted with a four piece suite comprising WC, vanity wash basin, panelled bath and a large walk-in shower enclosure with a thermostatic shower. There are tiled walls, a tiled floor and a window to the rear elevation

BEDROOM 2

10'11 x 10'8 (3.33m x 3.25m)
A second double bedroom with a window to the front elevation

BEDROOM 3

8'11 x 7'10 (2.72m x 2.39m)
An excellent sized third bedroom with a window to the rear elevation

OUTSIDE

FRONT

To the front of the property there is a well kept lawned garden with a miniature wall to the perimeter

REAR

The private and well stocked rear garden has been lovingly cared for and features a number of planting beds and a central lawn. There are three patio areas and a greenhouse

DRIVEWAY & GARAGE

A block paved driveway provides excellent off street parking and continues through a gated access to the side of the property where there is a carport. The oversized brick built garage is features an electric door, light and power supply and there is a workshop area towards the bottom end

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 C. (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.

VIEWINGS

Strictly by appointment with the sole agents.

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 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.

AGENT 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

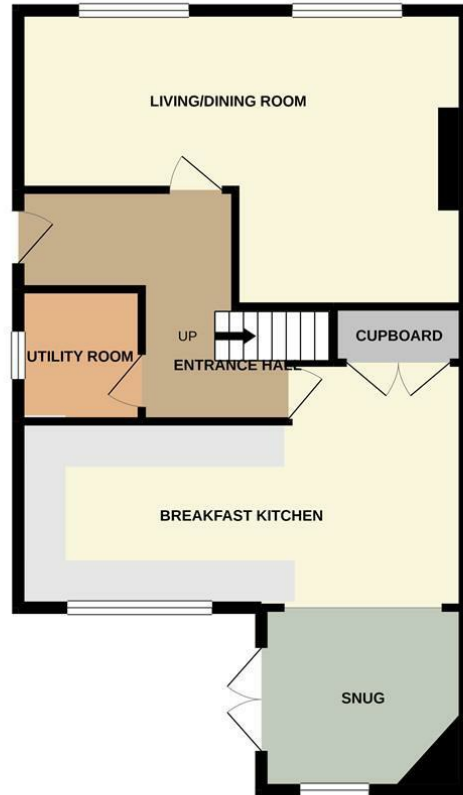
other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of 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 I2I Financial

Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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.
Made with Metropix ©2021.

