48 Welton Road, Brough, East Yorkshire, HU15 1DL

£229,950

• Semi Detached House
• Lounge + Sitting Room
• Approx. 1300 sq. ft.
• Breakfast Kitchen
• Central Village Location
• Viewing a Must
• Three Beds/Two Baths
• EPC = B
INTRODUCTION

At around 1300 sq. ft. this is one of the larger three bedroomed semi detached properties you will find. Of modern construction the property stands in the centre of the village, next to Cavendish Park, ideally placed for Brough’s excellent range of shops and amenities. The property has been attractively designed with the emphasis on space, certainly evidenced in the spacious hallway. Accommodation also includes a rear lounge with doors out to the garden, sitting room and a breakfast/dining kitchen again leading out to the garden. There is also a downstairs WC. At first floor are three good bedrooms, the master with an en-suite and there is a four piece family bathroom.

Outside the gardens have been laid for ease of maintenance with paved and gravelled areas to front, side and rear. The rear garden itself enjoys a southerly facing aspect. A blockset driveway from Cavendish Park provides parking.

LOCATION

A particular feature is the property’s central location within the village. The property stands between Cavendish Park and the church, ideally placed for Brough’s excellent range of shops and amenities. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

13’5” x 12’5” max approx (4.09m x 3.78m max approx)
With stairs to first floor off and storage cupboard under.
WC
With low level WC and wash hand basin. Tiling to the floor.

LOUNGE
19'2" x 13' approx (5.84m x 3.96m approx)
With window and double doors to the rear.
SITTING ROOM
11’8” x 11’2” approx (3.56m x 3.40m approx)
Window to the front.

BREAKFAST/DINING KITCHEN
16’2” x 11’5” approx plus entrance (4.93m x 3.48m approx plus entrance)
This room has a range of fitted modern base and wall mounted units with roll top work surfaces, sink and drainer, integrated oven with four ring gas hob and hood above, fridge, washing machine and dishwasher. Tiled surround, tiling to the floor and recessed downlighters to the ceiling. Window to front elevation and double doors lead out to the garden.

ALTERNATIVE VIEW

FIRST FLOOR
LANDING
Window to front elevation, store cupboard to corner.

BEDROOM 1
14'7" x 11'1" approx (4.45m x 3.38m approx)
Window to rear elevation.

EN-SUITE SHOWER ROOM
With low level WC, wash hand basin and shower enclosure.

BEDROOM 2
12'1" x 11'1" approx (3.68m x 3.38m approx)
Window to front elevation.
**BEDROOM 3**

10’ x 7’7” approx (3.05m x 2.31m approx)
Window to rear elevation.

**BATHROOM**

With suite comprising low level WC, wash hand basin, panelled bath, shower enclosure, tiled surround.

**OUTSIDE**

A new hedge extends to the front boundary with a pedestrian gate to Welton Road. The garden has been set out for ease of maintenance with paved and gravelled areas which wrap around to one side. The rear garden again features paved and gravelled areas and enjoys a south facing aspect. There is a block set driveway accessed from Cavendish Park which provides parking facilities.
**REAR OF PROPERTY**

![Image of the rear of the property](image)

**TENURE**
Freehold

**COUNCIL TAX BAND**
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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 REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

| £0 - £125,000 | 0% |
| £125,001 - £250,000 | 2% |
| £250,001 - £925,000 | 5% |
| £925,001 - £1,500,000 | 10% |
| £1,500,001 and over | 12% |

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIME ____________________ DAY/DATE ____________________ SELLERS NAME(S) ____________________
Ground Floor
Approx. 70.1 sq. metres (754.2 sq. feet)

Sitting Room
3.55m x 3.44m
(11'6" x 11'4")

Hall

Lounge
3.05m x 5.84m
(10' x 19'2")

Kitchen
4.93m x 3.47m
(16'2" x 11'5")

First Floor
Approx. 54.7 sq. metres (588.9 sq. feet)

Bedroom 2
3.68m x 3.38m
(12'1" x 11'1")

Landing

Bathroom

En-suite

Bedroom 3
3.05m x 2.30m
(10' x 7'8")

Bedroom 1
4.44m x 3.39m
(14'7" x 11'1")

Total area: approx. 124.8 sq. metres (1343.0 sq. feet)
### Energy Efficiency Rating

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Not energy efficient - higher running costs

### Environmental Impact (CO₂) Rating

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Not environmentally friendly - higher CO₂ emissions

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*EU Directive 2002/91/EC*