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Matthew  
**Limb**  
MOVING HOME



*12 Temple Close, Welton, Brough, Yorkshire, HU15 1NX*

- Truly Unique Property
- Extremely Deceptive
- Further Potential
- Currently Four Bedrooms
- Approx 0.4 Acre
- Sought After Cul-De-Sac
- Must Be Viewed
- EPC = E

**£495,000**

## INTRODUCTION

Looking for something different or with great potential, well this could be the one for you. Truly deceptive from external appearance and with a plot of approx. 0.4 acre, this unique home currently provides spacious accommodation, however affords a great deal of further potential given the size of plot and location. Attractively presented with many modern fittings the accommodation is principally arranged over one floor with a further bedroom and shower room located on an upper level. With central heating and uPVC double glazing the accommodation briefly comprises an entrance hall, dining reception, a very large lounge leading out to a south facing terrace, breakfast kitchen, utility and a combination of three double bedrooms served by a contemporary shower room. Upon the first floor there is a further bedroom and shower room. The grounds are a particular feature and are of maturity providing a park like setting with sweeping lawns and mature borders which provide seclusion. Viewing is most definitely recommended!

## LOCATION

The picturesque village centre of Welton is clustered around the attractive church, pond and stream. Welton is one of the area's most desirable villages and an extensive range of facilities can be found in nearby Brough which offers a wide range of shops, recreational facilities and amenities including a mainline railway station. Temple Close is situated off Welton Old Road which is ideally placed for nearby South Hunsley school and convenient access is available to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

Upon entering you can see through a large picture window to a decked terrace. There is a cloaks cupboard and internal access through to the garage.

## DINING RECEPTION

15'0 x 10'3 approx (4.57m x 3.12m approx)

An attractive room with window to the front and a turning staircase leading up to the first floor. Double doors open to:





## LOUNGE

18'7 x 14'10 approx (5.66m x 4.52m approx)

A great sized room which has an aspect and double doors opening to the south facing decked terrace. The chimney breast houses a solid fuel stove upon a marble hearth.



## ALTERNATIVE VIEW



## DECKED TERRACE



### *BREAKFAST KITCHEN*

17'2 x 12'1 approx (5.23m x 3.68m approx)

Having a 'L' shaped range of fitted units with roll top work surfaces, one and a half sink and drainer unit and tiled surround. There is a range cooker with extractor hood above and an integrated dishwasher. Recessed spotlights to ceiling, windows to both front and side elevations.



### *ALTERNATIVE VIEW*



### *UTILITY ROOM*

11'9 x 10'6 approx (3.58m x 3.20m approx)

With plumbing for automatic washing machine and space for other appliances, fitted units. External access door to side. Access to a large airing/cloaks room which houses the hot water cylinder.

### *WC*

With low level WC and wash hand basin.

### BEDROOM 1

12'2 x 12'2 approx (3.71m x 3.71m approx)  
Window overlooking the rear garden.



### BEDROOM 2

12'2 x 12'1 approx (3.71m x 3.68m approx)  
Window overlooking the rear garden.



### BEDROOM 3

12'3 x 10'4 approx (3.73m x 3.15m approx)  
Window overlooking the rear garden.





### *SHOWER ROOM*

A contemporary shower room with suite comprising low level WC, pedestal wash hand basin, shower area, tiling to the walls.



### *FIRST FLOOR*

#### *LANDING*

Door to:

#### *BEDROOM 4*

11'0 x 14'0 approx (3.35m x 4.27m approx)  
Extending to 18'5 approx.

Window overlooking the garden and a series of Velux windows.



### SHOWER ROOM

With suite comprising corner shower cubicle, with multi jet shower system, pedestal wash hand basin, tiled surround.



### OUTSIDE

The property stands in a fabulous plot of approx. 0.4 acre. Which has a park like feel to its rear garden. Very deceptive from the front, the property is approached across a driveway leading up to the large garage and flanked by lawned garden and shrubbery. The lovely rear garden is particularly mature with sweeping lawns and a variety of shrubs and trees complemented by paved and decked patio areas to enjoy throughout the day. Viewing is strongly recommended!



### ALTERNATIVE VIEW



## REAR VIEW OF PROPERTY



## GARAGE

The garage measures approximately 19'9 x 16'0 and has a height of 10'0 ft. plus an automated entry door.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

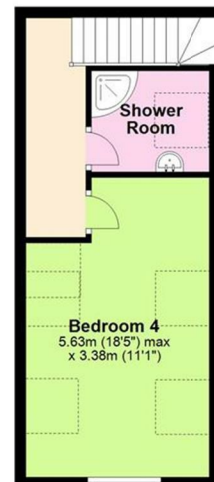
Approx. 156.0 sq. metres (1679.6 sq. feet)



Total area: approx. 184.4 sq. metres (1985.0 sq. feet)


### First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	