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Matthew  
**Limb**  
MOVING HOME



*30 Melton Fields, Melton, East Yorkshire, HU14 3HE*

- 📍 Semi Detached House
- 📍 Modern Accommodation
- 📍 Three Bedrooms
- 📍 En-Suite to Master
- 📍 Good Parking
- 📍 Large Garden
- 📍 Convenient Location
- 📍 EPC = D

**£159,950**

## INTRODUCTION

This spacious three bedroomed semi detached home affords modern accommodation which is complemented by a good sized garden, side drive and excellent parking. The accommodation has central heating, double glazing and comprises a hallway, twin aspect lounge with double doors leading out to the garden, modern kitchen, utility and downstairs bathroom. Upon the first floor are three bedrooms with an en-suite shower room to the master. A side drive provides parking and the property has a good sized south facing garden to the rear with lawn and large decked area.

## LOCATION

Melton Fields is located off Brickyard Lane, being a residential setting situated on the south side of Melton, close to the Sandpiper public house. The property is therefore well placed for access to the neighbouring villages of North Ferriby and Brough, both with a wide range of shops and amenities. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Composite entrance door to:

### ENTRANCE HALLWAY

A central hallway with stairs leading up to the first floor.

### LOUNGE

16'6" x 11'1" approx (5.03m x 3.38m approx)  
With window to the front, double doors to the rear and wall mounted TV point.



### KITCHEN

11' x 8'4" approx (3.35m x 2.54m approx)  
With a range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer, cooker slot with extractor hood above, fridge freezer, wall mounted central heating boiler, windows to both front and side elevations.



*KITCHEN - ALTERNATIVE VIEW*



*UTILITY ROOM*

With plumbing for automatic washing machine, external access door to rear.

*BATHROOM*

With suite comprising bath with shower over and screen, low level WC, wash hand basin, tiled surround and heated towel rail.



*FIRST FLOOR*

*LANDING*

Window to rear elevation.

### *BEDROOM 1*

16' x 9' (4.88m x 2.74m)

With two windows to the side elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising low level WC, wash hand basin, shower cubicle.



### *BEDROOM 2*

11'2" x 8'2" approx (3.40m x 2.49m approx)

Window to front elevation.



### *BEDROOM 3*

8' x 8' approx (2.44m x 2.44m approx)



### *OUTSIDE*

A drop kerb provides access to the driveway with good parking afforded. The south facing rear garden has a gravelled patio, lawn and large rear deck.



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 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 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

*VIEWING APPOINTMENT*

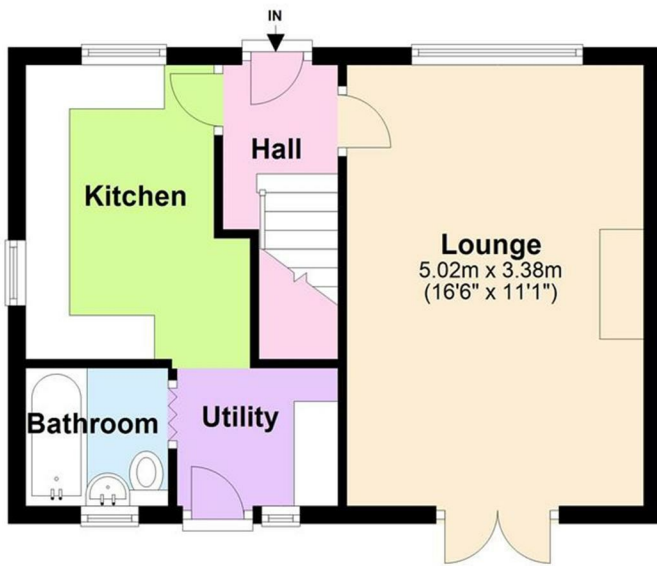
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



### First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)



