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Matthew  
**Limb**  
MOVING HOME



*7 East Dale Road, Melton, East Yorkshire, HU14 3HS*

- 📍 Semi-Detached House
- 📍 Four Bedrooms
- 📍 Master with En-Suite
- 📍 Southerly Facing Garden
- 📍 Large Rear Conservatory
- 📍 Convenient Location
- 📍 Close to S. Hunsley School
- 📍 EPC=D

**£239,995**

## INTRODUCTION

This extremely deceptive four bed roomed semi-detached house which at nearly 1400 sq ft provides an extensive range of accommodation. To the rear lies a very attractive garden which enjoys a southerly facing aspect. The accommodation has central heating, double glazing and briefly includes a welcoming hallway, separate lounge with feature fireplace and an open plan kitchen/diner which leads through to a large rear conservatory. At first floor are three bedrooms and bathroom with a modern suite. A fixed staircase leads to the upper floor where the master bedroom and en-suite are located.

Outside a double width driveway provides good parking in addition to the side drive and garage. The rear garden combines a patio with lawned garden and well stocked borders. It is worth noting that some attractive views of the nearby countryside are afforded from the upstairs front windows. In all a very deceptive home of which viewing is strongly recommended to appreciate the size and layout afforded.

## LOCATION

Melton and Welton are attractive villages situated to the West of Hull. The well reputed secondary school and sixth form college of South Hunsley lies nearby and the neighbouring village of Brough offers a wide variety of shops recreational facilities and amenities including a mainline railway station. East Dale Road is ideally placed for convenient access to the Humber Bridge and the A63/M62 motorway network ideal for those looking for quick access to Hull City Centre to the east or other regional business centres to the west.

## ACCOMODATION

Residential entrance door to:

### ENTRANCE HALL

A welcoming hallway with stairs leading up to the first floor and a window to side elevation.

### CLOAKS/W.C.

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

### LOUNGE

15'4" x 11'10" approx (4.67m x 3.61m approx)

Situated at the front of the house a large picture window allows light to flood in. The focal point of the room is a marble fireplace housing "living flame" gas fire.



### *KITCHEN/DINER*

18'4" x 11'10" approx (5.59m x 3.61m approx)

Running the full width of the house this open plan room has distinct areas for kitchen and dining/relaxing. Patio doors slide open to the conservatory. The kitchen area has a selection of fitted units with tiled worktops with inset sink and drainer, integrated double oven, gas hob, and there is plumbing for a dishwasher. There is an external access door to the side drive.



### *ALTERNATIVE VIEW*



### *CONSERVATORY*

17'7" x 9'9" approx (5.36m x 2.97m approx)

A large conservatory overlooking the rear garden with central double doors leading out. Of uPVC double glazed construction and having an internal radiator for all year round use.



### *FIRST FLOOR*

### *LANDING*

Window to side elevation.

### *BEDROOM 2*

14'3" x 9'10" approx (4.34m x 3.00m approx)

With fitted wardrobes and a window to the front elevation provides a far reaching view across nearby countryside.



### *BEDROOM 3*

12'1" x 10'8" approx (3.68m x 3.25m approx)

Extending to 11'10" into door recess. There is a fitted wardrobe and a window to the rear elevation.



### *BEDROOM 4*

7'4" x 6'1" approx (2.24m x 1.85m approx)  
Window to front elevation.



### *BATHROOM*

7'5" x 7'5" approx (2.26m x 2.26m approx)  
With cupboard to corner housing a modern Worcester gas fired central heating boiler. A white suite comprises a panelled bath with shower over and screen, fitted furniture with inset wash hand basin and concealed flush W.C.. Tiling to the walls and floor, heated towel rail.



### *INNER LANDING*

A staircase accessed from an inner landing leads upto the second floor.

### *SECOND FLOOR*

### *BEDROOM 1*

13'3" x 13' approx (4.04m x 3.96m approx)  
Plus recess with velux windows. This attractive room has a further window to the side and a range of fitted drawers wardrobes plus hanging space.



### *EN-SUITE SHOWER ROOM*

With suite comprising shower enclosure, low level W.C., wash hand basin, tiling to the walls and velux window.



### *OUTSIDE*

To the front of the property is a double width driveway ideal for parking complimented by a lawned garden with hedged borders. The side drive leads onwards to the single garage. Directly to the rear of the conservatory lies a paved patio which leads onwards to a shaped lawn enjoying a southerly facing aspect.



*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.

*VIEWING APPOINTMENT*

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

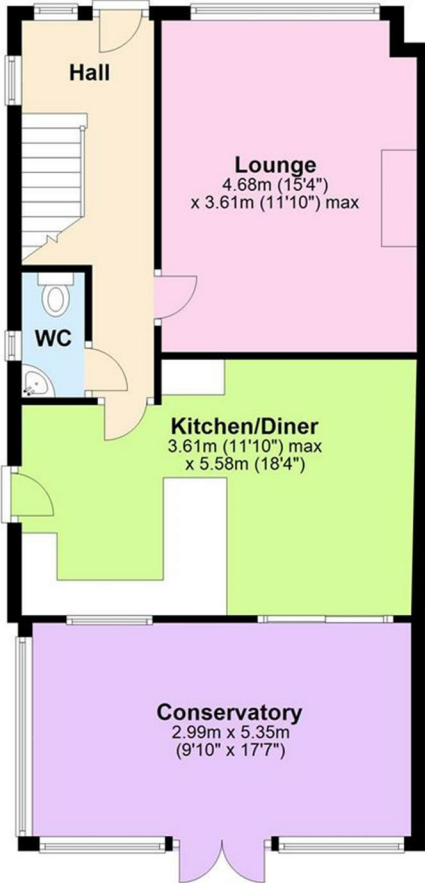
SELLERS NAME(S) .....





### Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



### Second Floor

Approx. 21.7 sq. metres (233.5 sq. feet)



Total area: approx. 128.1 sq. metres (1378.3 sq. feet)

