



St. James Road, Melton, HU14 3HZ  
£475,000


Philip  
**Bannister**  
Estate & Letting Agents

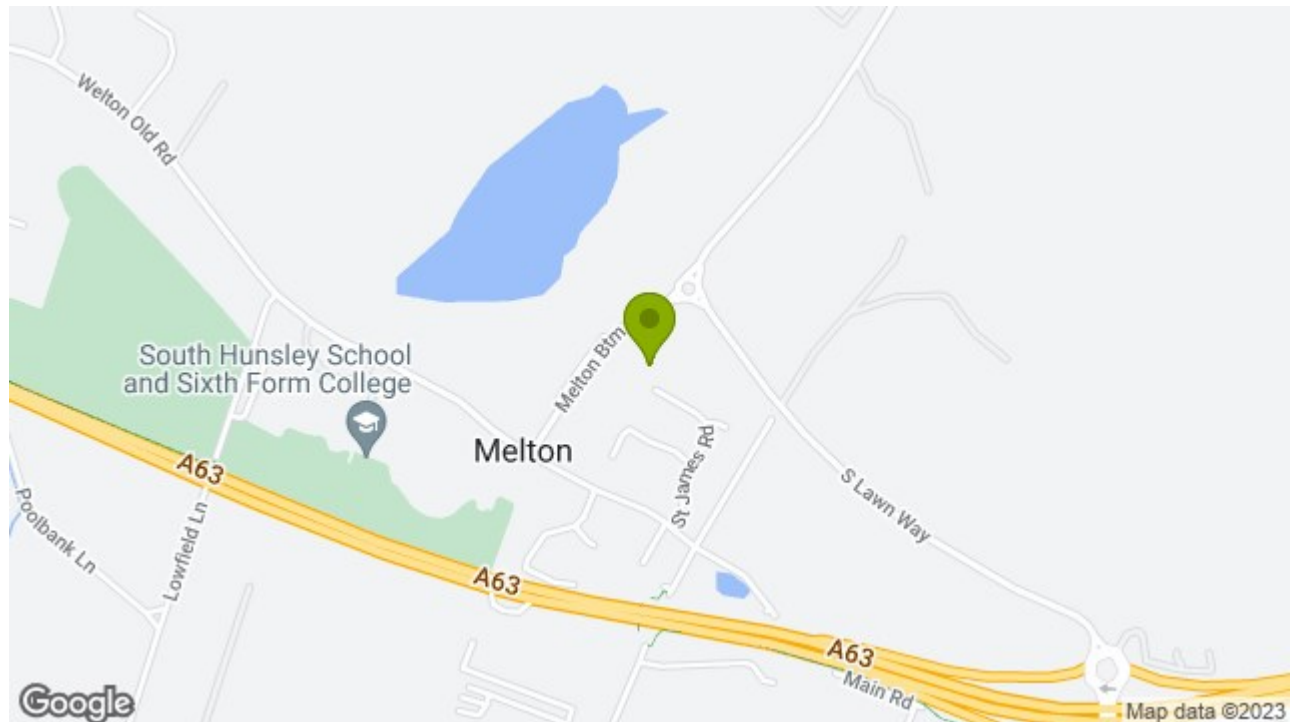
# St. James Road, Melton, HU14 3HZ

Standing in a corner position at the head of an attractive cul-de-sac is this spacious 4 bedroom detached bungalow. The property offers a versatile layout which would suit a number of potential buyers and includes a central entrance hall with cloakroom/wc, large "L" shaped living/dining room, kitchen with breakfast bar and utility area, a second reception room which opens to a conservatory and the 4 bedrooms plus a modern shower room. A particular feature are the gardens which extend around the property and offer exceptionally privacy. A double width driveway leads to a double garage.

## Key Features

- Spacious Detached Bungalow
- 4 Excellent Sized Bedrooms
- Large Living/Dining Room
- Second Sitting Room + Conservatory
- Modern Shower Room
- Private Gardens
- Corner Position Within Cul-De-Sac
- Driveway & Double Garage
- ER-TBC

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





## ACCOMMODATION

The property is arranged over a single storey and comprises:

## LOCATION

The property stands in a corner plot within the cul-de-sac setting of St. James Road, accessed off Melton Old Road. This attractive residential location is situated close to the neighbouring villages of Welton, North Ferriby and Swanland. The nearby South Hunsley Secondary School, which regularly features highly in the league tables for East Riding, lies within a short walk. The nearby village of Brough provides the area with more extensive facilities including a wide range of shops and amenities in addition to having its own mainline railway station. The location is ideal for travelling with immediate access available to the A63 leading into the M62 motorway network to the west or into Hull city centre to the east

## GROUND FLOOR

### ENTRANCE HALL

Extending to the front of the property, accessed through a uPVC door. The entrance hall features a laminate floor, a built-in cupboard and a cloakroom/wc off

### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin

### LIVING/DINING ROOM

23'5 max x 22'11 max (7.14m max x 6.99m max)  
A spacious reception room which comfortably caters living and dining furniture. There are two windows to the front elevation and sliding patio doors opening to the side. A feature fireplace houses a gas

fire and there is laminate wood flooring which runs throughout

### BREAKFAST KITCHEN

11'9 x 13'11 (3.58m x 4.24m)

The breakfast kitchen is fitted with a selection of wall and base units which are mounted with contrasting granite effect work surfaces and matching upstands. A composite sink unit sits beneath a window to the rear elevation, an integral oven is beneath a ceramic hob and concealed extractor hood. There is space and plumbing for an automatic washing machine and dishwasher. A breakfast bar matches the worksurfaces and an internal door leads to:

### REAR LOBBY

With a door leading to the side of the property, a built-in storage cupboard and a utility space

### SITTING ROOM

13' x 9'5 (3.96m x 2.87m)

Offering great versatility as a second reception room. There is laminated wood flooring throughout and French doors opening to:

### CONSERVATORY

11'7 x 9'3 (3.53m x 2.82m)

The brick and uPVC conservatory overlooks the gardens, with laminated wood floor and French doors opening to the side

### SHOWER ROOM

The modern shower room is fitted with a three piece suite comprising WC and wash basin mounted within a fixed vanity unit, a glazed shower cubicle with tiled inset. There is further tiling to the walls, a chrome heated towel rail and a window to the side elevation

## BEDROOM 4

9'3 x 7' (2.82m x 2.13m)

An excellent sized fourth bedroom with a window to the front elevation

## BEDROOM 3

11'9 x 9' (3.58m x 2.74m)

A double bedroom with a window to the front elevation

## BEDROOM 2

11'9 x 9'7 (3.58m x 2.92m)

A generous double bedroom with a bank of fitted wardrobes and a window to the rear elevation

## BEDROOM 1

13' x 11'10 (3.96m x 3.61m)

The master bedroom is excellent proportions with a range of fitted furniture to include wardrobes, drawers and bedside cabinets. There is a window to the rear elevation

## OUTSIDE

The property enjoys excellent gardens with a lawned frontage setting it back from the roadside. The side and rear gardens are mainly laid to lawn and offer excellent privacy with established hedging and several patio areas located around the property

## DRIVEWAY & GARAGE

A double width driveway leads to a double garage with up and over door, light and power. There is a personnel door allowing access from the garden

## 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 E. (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.

## TENURE

We understand that the property is Freehold

## 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.

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In compliance with NTSTEAT 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  
1607 sq.ft. (149.3 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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