



Church Street, Welton, HU15 1NH
£365,000


Bannister

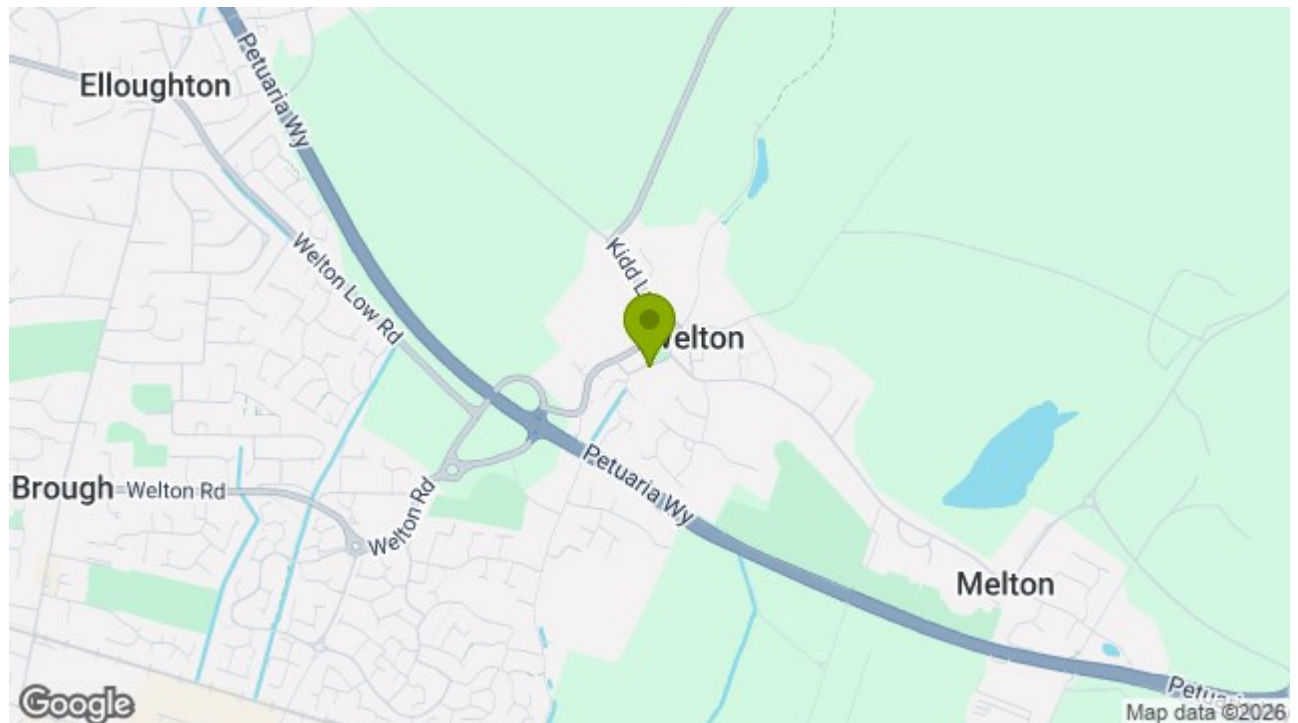
Church Street, Welton, HU15 1NH

Key Features

- No Onward Chain
- Three Double Bedrooms
- Highly Desirable Welton Village
- Overlooking The Village Church
- Spacious & Stylish Accommodation
- Private Walled Garden
- Brick-Built Garage & Parking
- EPC = C
- Council Tax = E

NO CHAIN - Set in a particularly attractive position overlooking the church in the heart of picturesque Welton, this impressive three double bedroom home forms part of an award-winning development and offers far more accommodation than its bedroom count might suggest. Well presented and ready to move straight into with no onward chain, the property combines generous proportions with a stylish and contemporary finish throughout. The accommodation comprises an inviting entrance hall, useful cloakroom/WC, spacious lounge featuring twin bow windows, separate dining room with attractive gallery, modern fitted kitchen and a large contemporary four-piece bathroom. Externally, the property benefits from a delightful enclosed walled garden which enjoys a wonderful degree of privacy, together with a brick-built garage. With its appealing position, generous accommodation and excellent presentation, properties of this type rarely become available and an early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall featuring laminate flooring, a side-facing window and staircase rising to the first floor.

CLOAKROOM/WC

Fitted with a modern suite including a concealed flush WC and wash hand basin, together with laminate flooring.

LOUNGE

A generous and welcoming reception room centred around an attractive feature fireplace with marble hearth and backplate. A large double bow window overlooks the front elevation and incorporates low-level shutters. Double doors provide access through to the dining room.

DINING ROOM

An impressive and versatile reception space featuring a vaulted ceiling with inset Velux window and an attractive galleried landing above. Double doors provide direct access to the rear garden.

KITCHEN

Fitted with an attractive range of contemporary wall and base units, complemented by contrasting work surfaces and a central island. There is a tiled surround, inset sink, integrated double oven, gas hob and extractor hood. A useful pantry/utility area is located off the kitchen and provides plumbing for an automatic washing machine. Double doors open directly onto the rear garden.

FIRST FLOOR

LANDING

An open galleried landing area overlooking the dining room below. Providing access to the accommodation at first floor level.

BEDROOM 1

A well-proportioned double bedroom with fitted wardrobes, together with a window overlooking the front elevation towards St. Helens Church.

BEDROOM 2

A further spacious double bedroom with fitted wardrobes.

BEDROOM 3

Another generously sized bedroom featuring fitted wardrobes, along with access to the roof void and an attractive outlook towards St. Helens Church.

BATHROOM

A stylish contemporary bathroom fitted with a four-piece suite comprising panelled bath, separate shower cubicle, vanity wash hand basin and low-level WC, complemented by matching wall and floor tiling.

OUTSIDE

The rear garden provides a particularly attractive and private setting, having been thoughtfully landscaped in a mature terraced style and featuring a wide variety of established plants and shrubs. The garden incorporates a paved patio, rockery and pond, together with a useful brick-built store.

DRIVEWAY & GARAGE

Positioned opposite the property there is a separate brick-built garage and parking space.

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 timber framed sealed unit double glazing.

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.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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.

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 in-house 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.

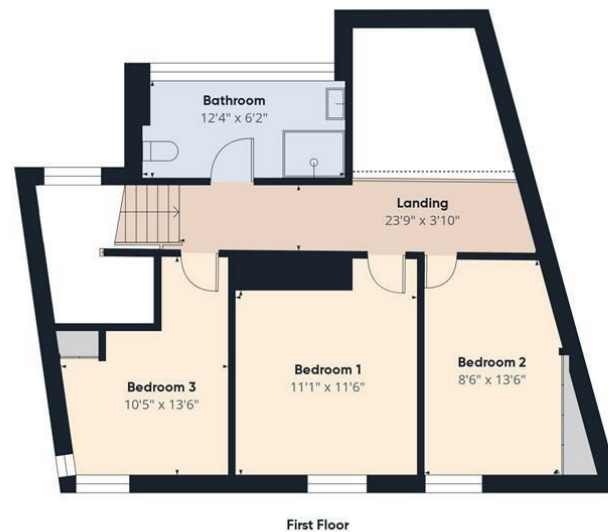
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area⁽¹⁾
1339 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360