



**Dale Road, Welton, HU15 1PE**

**£349,500**





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Platinum Collection

## Dale Road, Welton, HU15 1PE

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Nestled within the heart of the Welton at the foot of the Yorkshire Wolds Way, this impressive three-bedroom home has been thoughtfully transformed to create a truly impressive residence. Located in the picturesque village, complete with a charming pond and historic church, the property offers an idyllic setting. A welcoming entrance hall showcases an oak and glass balustrade staircase, a spacious dual-aspect lounge diner, perfect for entertaining, alongside a stylish fitted kitchen with a central island and a striking stone-effect feature wall. A convenient cloakroom/WC completes the downstairs layout.

Upstairs, the home continues to impress with three generously proportioned double bedrooms, including a cleverly designed en-suite to the principal bedroom. The luxurious family bathroom is a true highlight, featuring a freestanding stone resin bath that exudes modern sophistication. Outside, beautifully landscaped gardens at the front and rear, while a private driveway and garage add further convenience. This stunning property perfectly balances contemporary design with its tranquil, semi-rural surroundings, making it an exceptional home in one of East Yorkshire's most desirable villages.







# Dale Road, Welton, HU15 1PE

## Key Features

- Impressive 3 Bedroom Home
- Modernised & Updated Throughout
- Upgraded Kitchen With Island
- Spacious Lounge Diner
- 3 Double Bedrooms
- En-Suite To Bedroom 1
- Luxurious Family Bathroom
- Driveway, Garage & Gardens
- EPC = C
- Council Tax = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	86
EU Directive 2002/91/EC		



## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway features an oak and glass balustrade staircase to the first floor and a convenient cloakroom/WC.

#### CLOAKROOM/WC

A well appointed cloakroom with a two piece suite comprising vanity wash basin upon a fixed unit and a WC. There is tiling to the floors and walls and a window to the front elevation.

#### LOUNGE DINER

24' x 13'7 (7.32m x 4.14m)

A spacious dual aspect reception room with areas for living and dining suites. A large picture window is to the front elevation and there are French doors opening to the rear garden.

#### KITCHEN

10' x 15'4 (3.05m x 4.67m)

The recently fitted kitchen offers extensive storage space with a comprehensive range of wall and base units mounted with contrasting worksurfaces. A contrasting island peninsula with overhanging breakfast bar and further storage. A sink unit sits beneath a window to the rear and there are integral appliances which include a double oven/grill, ceramic hob, fridge freezer, dishwasher, washing machine and a wine cooler. A real feature of the room is the impressive stone effect wall along with tiling and there is a door opening to the rear garden.

### FIRST FLOOR

### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

10'1 x 13'4 (3.07m x 4.06m)

A double bedroom with a window to the rear elevation and access to en-suite facilities.

#### EN-SUITE

Expertly created, the en-suite is fitted with a glazed shower cubicle with a thermostatic shower and a wall hung vanity wash basin with a fixed unit. There are wet-boards to the walls.

#### BEDROOM 2

10'5 x 14'6 (3.18m x 4.42m)

A second double bedroom with a dormer window to the front and a feature panelled wall with 'hidden' wardrobes.

#### BEDROOM 3

13'6 x 9'2 (4.11m x 2.79m)

A further good sized double bedroom with a dormer window to the front elevation.

#### BATHROOM

The luxurious family bathroom is beautifully appointed and includes a fabulous stone resin freestanding bath, a rustic timber countertop with basin and a WC. There is tiling to the walls and floor, a heated towel rail and a window to the rear elevation

### OUTSIDE

#### FRONT

To the front of the property there is a landscaped garden with decorative slate chippings and coloured stone gravel. A diamond shaped resin feature sits centrally.

### REAR

The rear garden features terraced landscaping with gravel pathways, stone steps, neatly trimmed shrubs, a variety of planting beds and a resin patio immediately to the rear of the property. The garden offers excellent privacy with no neighbouring property overlooking it to the rear.

### DRIVEWAY & GARAGE

To the front of the property there is a resin driveway which provides off street parking and leads to the integral garage. The garage features a roller shutter door, light and power. A personnel door can be accessed via the entrance hall.

### 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 D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

CONSERVATION AREA - The property lies within a conservation area.

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 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.

## 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.

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## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of

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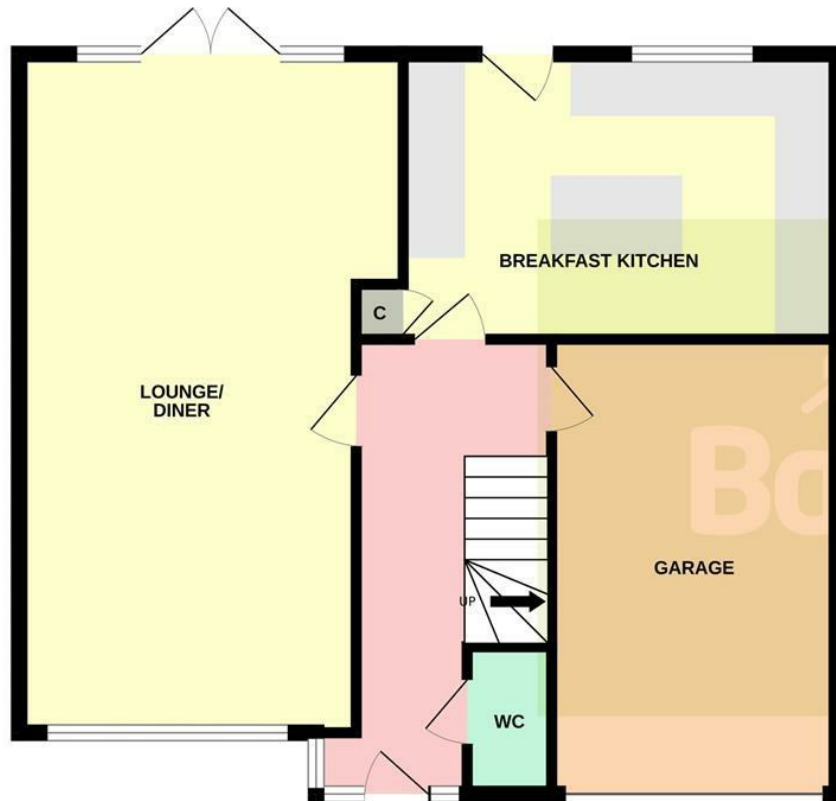




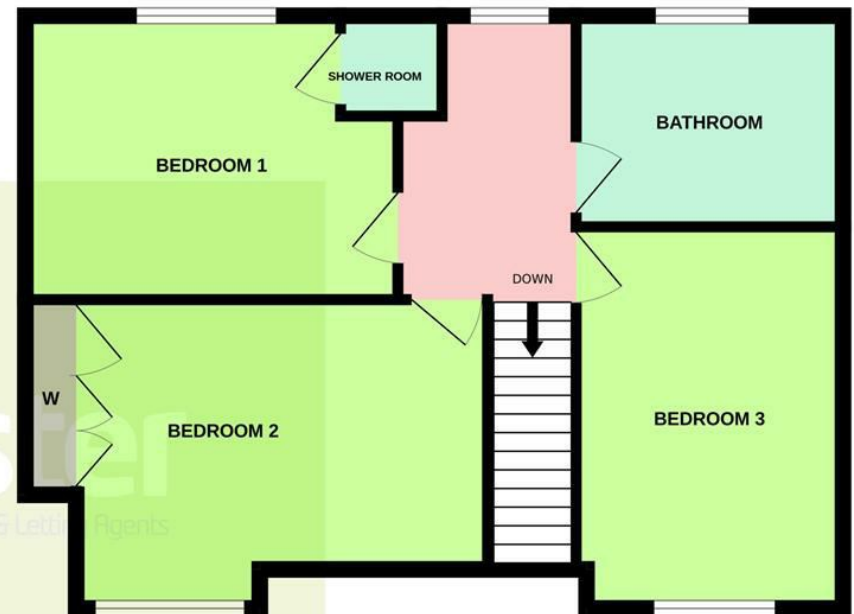




GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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