

# Whitakers

Estate Agents



## Meldena Temple Lane, Welton, HU15 1FX

**£595,000**

A unique opportunity has arisen to acquire this much altered and enhanced bespoke true bungalow, situated down one of the most sought-after private roads in Welton yet having close proximity to motorways and with-in walking distance of the well renowned South Hunsley School.

The accommodation on offer boasts over 1900 square feet of living space, making it an ideal choice for those that want to live on one level but do not want to compromise on space.

The main features include - entrance hall, front lounge with feature gas stove, open plan fitted dining kitchen with useful utility room located just off, and further reception sitting room. The property enjoys five good sized bedrooms (master en-suite) along with the well-appointed family bathroom suite.

Externally to the front of the property the garden is mainly laid to lawn with well stocked mature borders. The rear garden is enclosed and private, again mainly laid to lawn with useful shed and paved patio seating area to enjoy the sun in the warmer months and large garage.

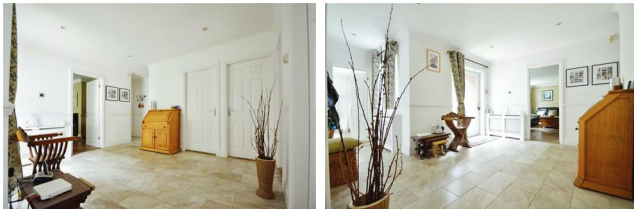
Properties in this location rarely come to the market, early viewings are advised to avoid disappointment.

## Front External



The Accommodation Comprises

## Entrance Hall



UPVC double glazed door, central heating radiator and tiled flooring. Leading to:

## W.C.

Being fitted with a low level W.C. suite.

## Lounge 12'5" x 20'2" (3.81 x 6.17 )



UPVC double glazed bay window and side window, two central heating radiators, gas stove with tiled inset and hearth and laminate flooring.

## Play Room 18'7" x 8'1" (5.67 x 2.48)



UPVC double glazed window and central heating radiator.

## Dining Kitchen 15'5" x 17'3" (4.70 x 5.28 )



UPVC double glazed French door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, granite worktop with granite splashback above, sink with mixer tap and drainer to the side, extractor hood above and integrated larder fridge.

## Utility Room 9'5" x 8'1" (2.88 x 2.48 )



UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above and plumbed for an automatic dishwasher.

## Master Bedroom 15'2" x 14'9" (4.63 x 4.50 )



UPVC double glazed French doors, central heating radiator, walk-in wardrobe and carpeted flooring.

### Master Bedroom En-Suite



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

### Bedroom Two 13'9" x 19'8" (4.20 x 6.00 )



UPVC double glazed bay window, central heating radiator, fitted storage cupboard and carpeted flooring.

### Bedroom Three 9'4" x 14'9" maximum (2.86 x 4.51 maximum )



UPVC double glazed window, central heating radiator and carpeted flooring.

### Bedroom Four 9'4" x 14'10" maximum (2.87 x 4.53 maximum )



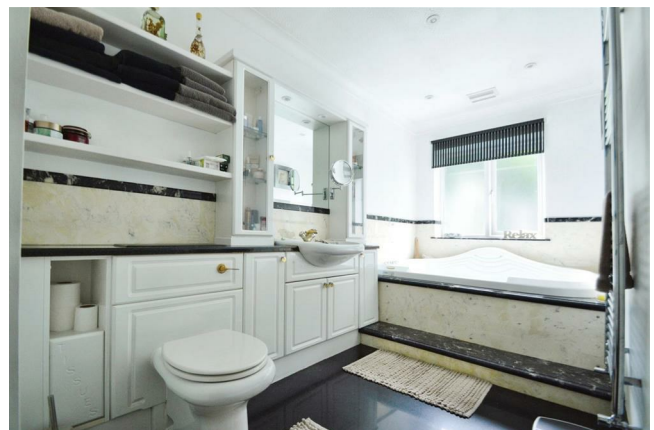
UPVC double glazed window, central heating radiator and laminate flooring.

### Bedroom Five 11'10" x 6'1" (3.61 x 1.87m )



UPVC double glazed window, central heating radiator and carpeted flooring.

### Family Bathroom



UPVC double glazed window, central heating radiator, granite splashback areas and granite flooring and fitted with a three-piece suite comprising sunken jacuzzi bath, vanity sink with mixer tap and low flush W.C.

### Rear Garden



### Driveway And Garaging



### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Local Authority - East Riding of Yorkshire.

Council Tax Band 'E'.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - None

Mobile Coverage / Signal - EE / Three / O2 / Vodafone

Broadband - ADSL Under 24Mbps / Superfast 24-100Mbps / Ultrafast 100-999Mbps / Gigabit 1000Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

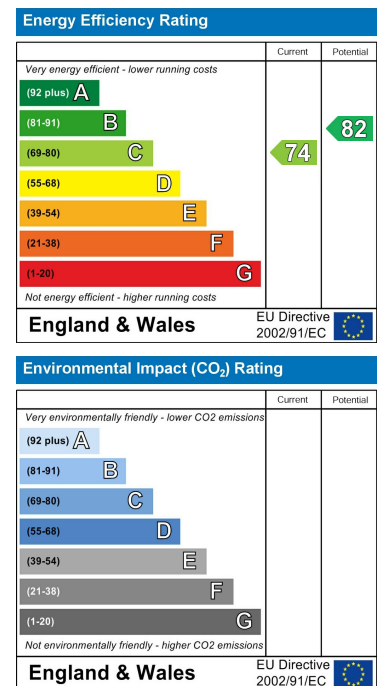


Total area: approx. 229.3 sq. metres (2468.7 sq. feet)  
 Please note floorplans are for guidance only and are intended to give a general impression of the property.  
 Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.