

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*11 Temple Close, Welton, East Yorkshire, HU15 1NX*

- 📍 Refurbishment Project
- 📍 Part Exchange Considered
- 📍 Prime Location
- 📍 Council Tax Band = F
- 📍 1/3rd Acre Plot
- 📍 Currently 4 Bedrooms
- 📍 Open Fields to Rear
- 📍 Freehold/EPC = C

*Offers Over £489,950*

## INTRODUCTION

This exciting refurbishment property is situated in a prime location, being one of Welton's most desirable addresses and adjoining open fields to the rear. The property is offered for sale in a part complete condition having had an unfinished schedule of works carried out, with an appropriate part exchange agreement also being considered. It has created a particularly spacious footprint of around 2,200sq.ft. over two floors and requires a purchaser with a desire to put their own stamp on finishes and fittings. There is also the opportunity to remodel/extend or vary the layout and, as can be seen from a number of neighbouring properties that have undergone transformation, there is plenty of scope, subject to appropriate consents. In its current layout it comprises a vast kitchen diner, living room, sitting room, two ground floor bedrooms and bathroom plus two upstairs bedrooms and en-suite. The overall plot extends to around a third of an acre with a driveway leading to a triple garage.

## LOCATION

The picturesque village centre of Welton is clustered around the attractive church, pond and stream. Welton is one of the area's most desirable villages and an extensive range of facilities can be found in nearby Brough which offers a wide range of shops, recreational facilities and amenities including a mainline railway station. Temple Close is situated off Welton Old Road which is ideally placed for nearby South Hunsley school and convenient access is available to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### ENTRANCE HALL

### LIVING ROOM

25'5" x 15'6" approx (7.75m x 4.72m approx)

Bay window to front and windows to side elevation.



## KITCHEN DINER

34'1" x 13'5" approx (10.39m x 4.09m approx)

With plenty of space to create a spectacular kitchen. There is an aspect to the side and two sets of double doors opening out to the rear.



## SITTING ROOM

19'7" x 9'0" approx (5.97m x 2.74m approx)

A versatile room with bay window to front and doors to rear.

## W.C.

## BEDROOM 3

12'0" x 12'5" approx (3.66m x 3.78m approx)

Into bay window to front elevation.

## BEDROOM 4

12'0" x 12'1" approx (3.66m x 3.68m approx)

Double doors to rear.

## BATHROOM

11'5" x 9'1" approx (3.48m x 2.77m approx)

## FIRST FLOOR

## LANDING

With access to extensive eaves storage.

## BEDROOM 1

21'0" x 14'5" approx (6.40m x 4.39m approx)

Windows to both front and rear elevation which itself affords a view across fields beyond.



## EN-SUITE

9'2" x 6'10" approx (2.79m x 2.08m approx)

## BEDROOM 2

10'5" x 10'7" approx (3.18m x 3.23m approx)

Plus eaves areas.

Window to side elevation.

## OUTSIDE

The property occupies an overall plot of approximately a third of an acre with the majority of the garden space to the rear which adjoins open fields.



## VIEW



## SIDE VIEW

## REAR VIEW



## TRIPLE GARAGE

23'0" x 21'0" approx (7.01m x 6.40m approx)  
With automated up and over access door. There is also an integral workshop/store.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. It is understood that there is three phase electrics to the property.

## HEATING

A Vaillant gas fired boiler is situated in the garage however, no undertaking can be given to the working order of such.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

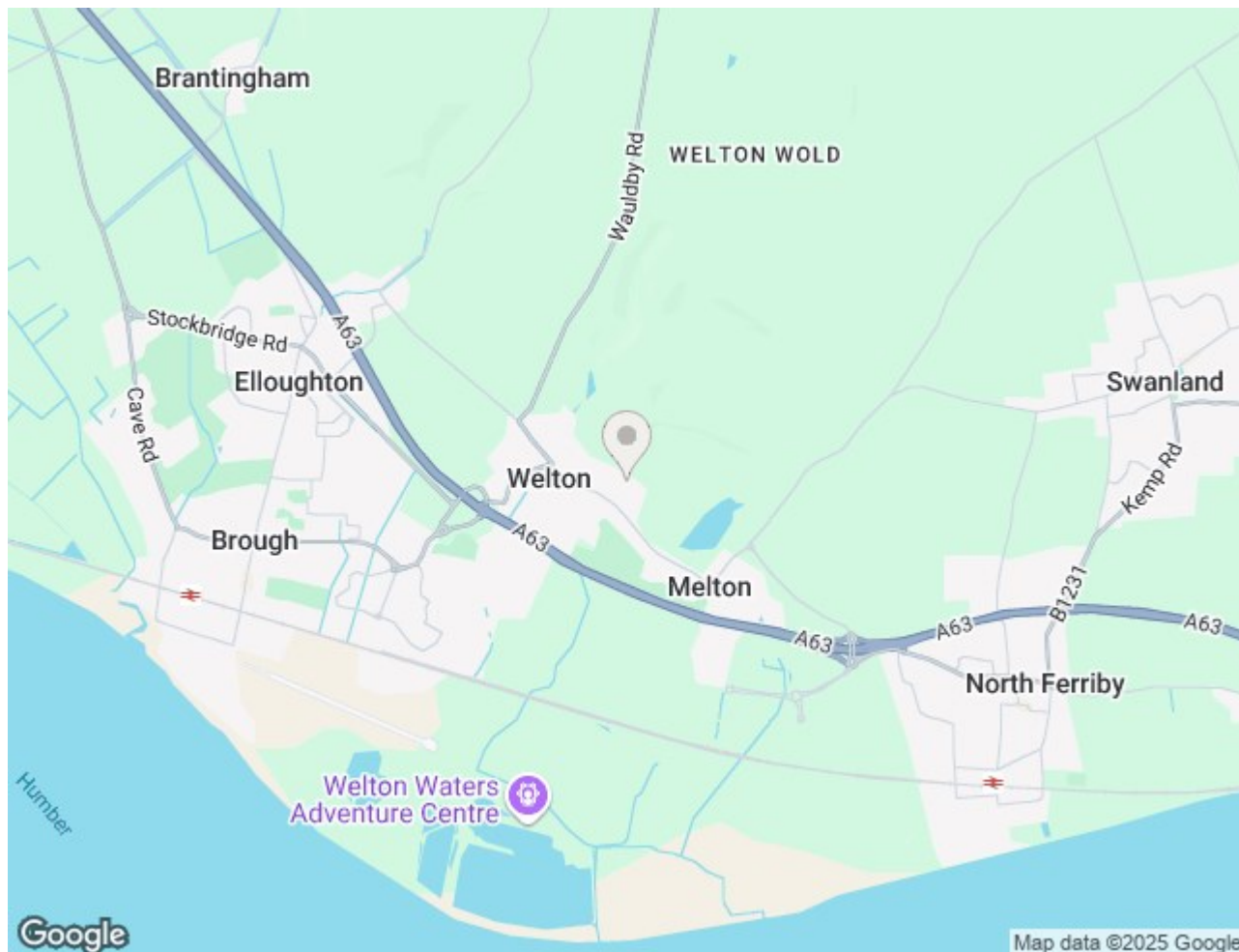
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

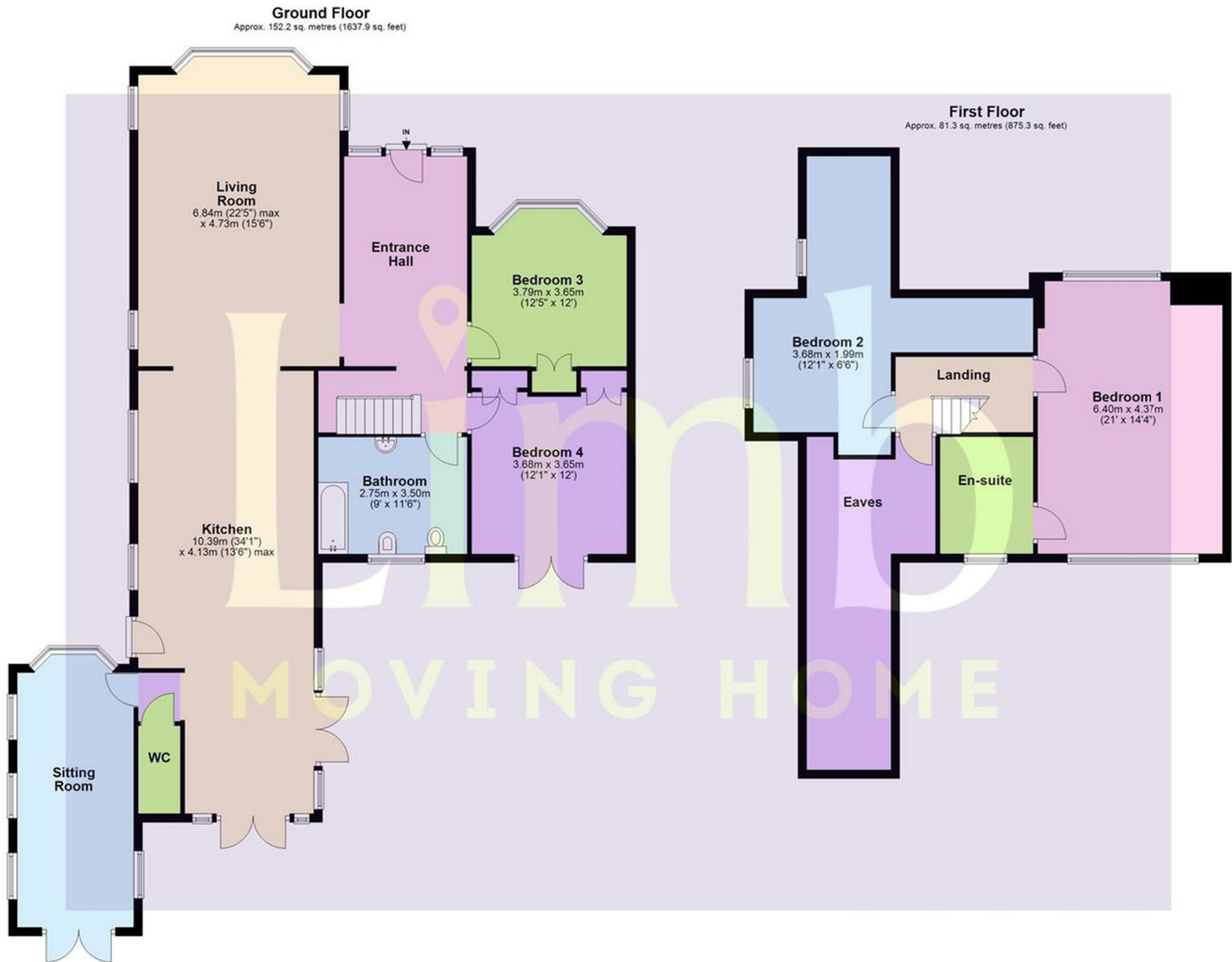
## PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 233.5 sq. metres (2513.3 sq. feet)  
11 Temple Close

## 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		
	70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	