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Matthew
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MOVING HOME



12 Fairfield View, Welton, East Yorkshire, HU15 1PZ

- 📍 Detached House
- 📍 Popular Cul-de-sac
- 📍 4 Bedrooms
- 📍 Council Tax Band E
- 📍 Contemporary Ensuite
- 📍 Rear Conservatory
- 📍 Must Be Viewed
- 📍 Freehold/EPC = C

£350,000

INTRODUCTION

This lovely four bedroomed detached house is situated in a small residential cul-de-sac, off Common Lane, part of a popular residential area. The well planned accommodation briefly comprises an entrance hall, cloaks/W.C., lounge with bay window, dining room, rear conservatory and a particular feature is the spacious breakfast kitchen with double doors opening out to the rear garden. There is also a utility room and a downstairs study. At first floor are a series of 4 bedrooms with the main having the benefit of a stylish contemporary ensuite shower room. There is also a separate bathroom. The accommodation has central heating and uPVC framed double glazing. To the front, a tarmac driveway provides parking for two vehicles and there is a lawned garden. The rear garden enjoys a westerly aspect and incorporates a patio area with lawn.

LOCATION

Fairfield View is a residential cul-de-sac situated off Broadley Way and accessed via Common Lane. Common Lane lies to the south of Welton village centre. The centre of the village is clustered around an attractive church, stream and pond. Welton is ideally placed for travelling to Hull to the east and into the national motorway network to the west. The area has the benefit of well reputed local schooling and a good range of shops and amenities are situated in the neighbouring villages of Brough and Elloughton.

ACCOMMODATION

Residential entrance door to

ENTRANCE HALL

With stairs to first floor off

CLOAKS/W.C.

With low level W.C. and wash hand basin.

LOUNGE

12'1" x 20'0" approx (3.68m x 6.10m approx)

Into bay window to front elevation. Feature fire surround with marble hearth and back plate, housing "living flame" gas fire, double doors opening through to:





DINING ROOM

12'1" x 10'0" approx (3.68m x 3.05m approx)
Accessed also from the kitchen and with patio doors leading out to:



CONSERVATORY

9'8" x 9'0" approx (2.95m x 2.74m approx)
Overlooking the rear garden with double doors leading out to the patio.



BREAKFAST KITCHEN

18'1" x 14'3" max approx (5.51m x 4.34m max approx)

This superb space is situated to the rear of the house with a view over the garden and double doors leading out. The kitchen has a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, range cooker, extractor hood and plumbing for a dishwasher and automatic washing machine. There is a wall mounted gas fired central heating boiler, tiling to the floor and access to:



UTILITY ROOM

With fitted base and wall mounted units, tiled floor, external access door to side.

STUDY

10'10" x 8'4" approx (3.30m x 2.54m approx)
Window to front elevation.



FIRST FLOOR

LANDING

Window to side elevation, large airing cupboard situated off

BEDROOM 1

12'10" x 11'1" approx (3.91m x 3.38m approx)
Window to front elevation.



ENSUITE

A contemporary refitted ensuite comprising low level W.C., wash hand basin, contemporary shower cubicle, tiling to the walls and floor, heated towel rail.



BEDROOM 2

12'8" x 10'4" approx (3.86m x 3.15m approx)
Window to rear elevation.



BEDROOM 3

12'0" x 8'0" approx (3.66m x 2.44m approx)
Window to front elevation.



BEDROOM 4

8'9" x 6'8" approx (2.67m x 2.03m approx)
Window to rear elevation.



BATHROOM

With low level W.C. pedestal wash hand basin, panel bath with shower over and screen, tiled surround and tiled flooring,



OUTSIDE

To the front a tarmac driveway provides parking for two vehicles and there is a lawned garden. The rear garden enjoys a westerly facing aspect with patio area, lawn and there is a garden shed.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

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

AGENTS NOTE

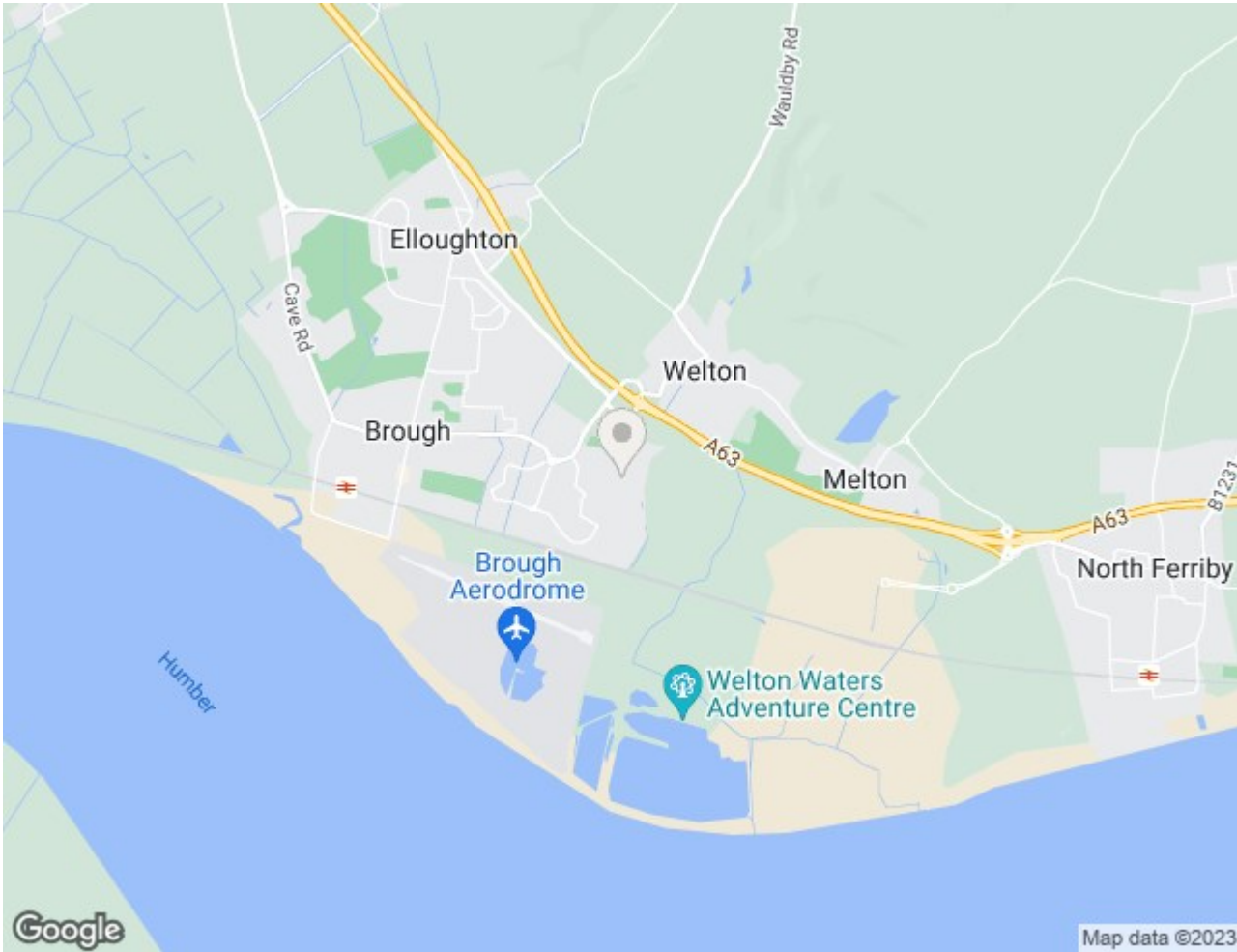
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

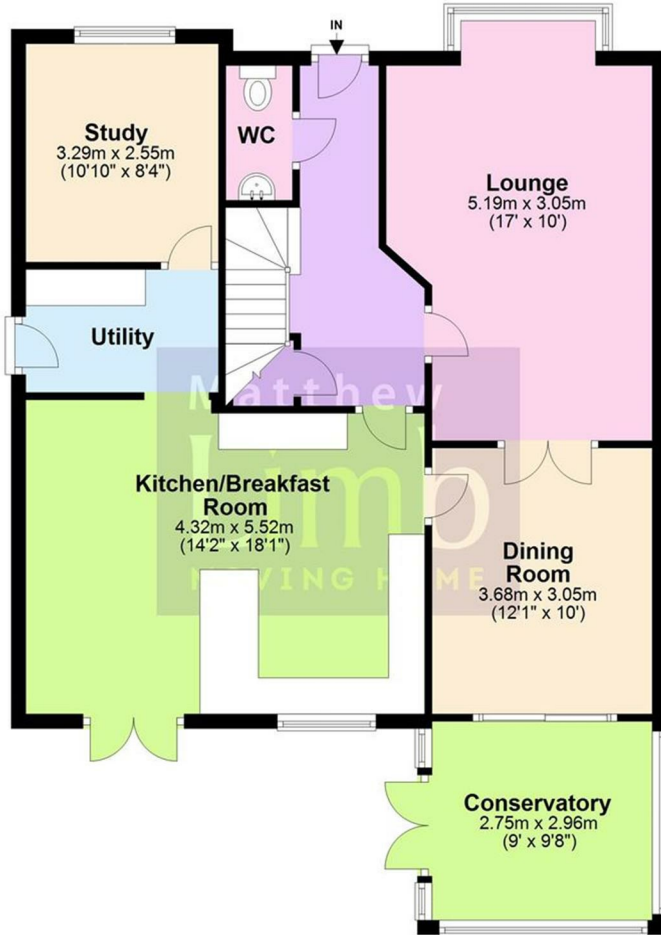
VALUATION SERVICE

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.



Ground Floor

Approx. 87.8 sq. metres (945.4 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 141.1 sq. metres (1519.2 sq. feet)

