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Matthew
Limb
MOVING HOME



3 Bartrams, Welton, East Yorkshire, HU15 1LX

- Individual Detached
- Four Good Bedrooms
- Breakfast Kitchen
- Bathroom & En-Suite
- Three Reception Rooms
- Driveway & Garden
- No Onward Chain!
- EPC = C

£379,950

INTRODUCTION

Occupying a head of cul-de-sac position close to the centre of this picturesque and most desirable village location just off Cowgate is this well proportioned detached property offered with no chain and immediate vacant possession. The well planned family accommodation is arranged over two floors and briefly comprises a welcoming central entrance hallway with cloaks/wc, 18ft lounge with adjoining dining room, a separate study/day room and an L-shaped breakfast kitchen with built-in appliances and utility room. At first floor level, there is a spacious landing area, a master bedroom with ensuite shower room, three further bedrooms and a family bathroom with modern suite. The accommodation boasts gas central heating and uPVC double glazing.

There is a block paved and gravelled driveway providing parking and giving access to a single detached garage which is. A particular feature is the attractive and established rear garden which enjoys a westerly aspect.

LOCATION

Bartrams is a well regarded residential cul-de-sac situated off Cowgate which is located in the centre of Welton village. The village is very desirable and is situated on the edge of the Yorkshire Wolds with its centre clustered around a small attractive church. Welton and the property itself are ideally placed for the nearby secondary school of South Hunsley School. A number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. There is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge and Beverley in addition to the national motorway network to the west via the M62. More extensive facilities to be found in the neighbouring village of Brough including Morrisons supermarket. Brough also has its own mainline railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With feature spindled staircase to first floor level.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Half tiling to walls. Window to side elevation.

LOUNGE

18'2" x 11'3" approx (5.54m x 3.43m approx)

With feature carved fireplace with marble-style and tiled inserts with living flame gas fire. Double doors opening out to the rear garden. Double doors connecting to the dining room.



DINING ROOM

11'3" x 10'4" approx (3.43m x 3.15m approx)

Window to front elevation.



DAY ROOM/STUDY

10'5" x 8'4" approx (3.18m x 2.54m approx)

Window to front elevation.



BREAKFAST KITCHEN

16'4" x 14'10" approx (measurements to extremes) (4.98m x 4.52m approx (measurements to extremes))

Having an extensive range of fitted base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob with extractor hood above, fridge and freezer. There is ample space for a dining table. Windows overlook the rear garden.



UTILITY

7'6" x 5'5" approx (2.29m x 1.65m approx)

With wall units and laminate worksurface. Wall mounted gas central heating boiler. External access door to side.

FIRST FLOOR

LANDING

With airing cupboard and loft access hatch. Window to front elevation.



BEDROOM 1

18'3" x 11'3" approx (5.56m x 3.43m approx)
With fitted wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C. Window to rear elevation.



BEDROOM 2

11'5" x 11'3" approx (3.48m x 3.43m approx)
Window to rear elevation.



BEDROOM 3

11'3" x 10'4" approx (3.43m x 3.15m approx)
Window to front elevation.



BEDROOM 4

10'4" x 8'4" approx (3.15m x 2.54m approx)
Window to front elevation.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiled surround, heated towel rail, inset spot lights and window to side elevation.



OUTSIDE

To the front of the property, there is a block paved/gravelled driveway providing off-street parking and providing access to a single detached garage. The garage is fitted with power and lights and ideal for use as a home office.

A particular feature of the property is the walled rear garden which enjoys a westerly aspect and is laid mainly to lawn with established shrubs, flower beds and mature borders with walled/fenced boundaries. Directly adjoining the rear of the property is a paved patio with lawned garden beyond.



GARAGE



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

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.

STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%
£125,001 - £250,000 2%
£250,001 - £925,000 5%
£925,001 - £1,500,000 10%
£1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

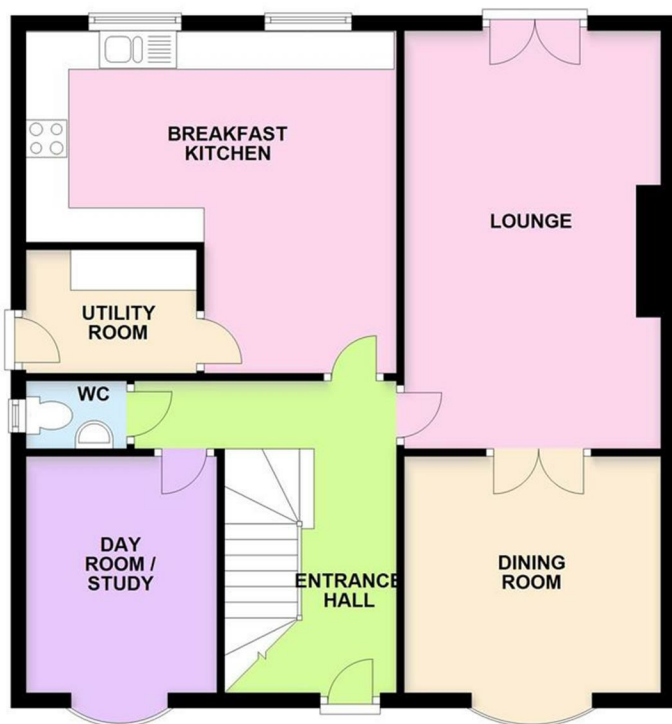
TIMEDAY/DATE

SELLERS NAME(S)



GROUND FLOOR

APPROX. 75.1 SQ. METRES (808.8 SQ. FEET)




FIRST FLOOR

APPROX. 74.8 SQ. METRES (804.8 SQ. FEET)




TOTAL AREA: APPROX. 149.9 SQ. METRES (1613.7 SQ. FEET)
3 BARTRAMS, WELTON

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 83 |
| (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 |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |