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Matthew  
**Limb**  
MOVING HOME



*24 Galland Road (Plot 50), Turpin's Chase, Welton, East Yorkshire, HU15 1XY*

- 📍 'The Butterwick'
- 📍 By BEAL HOMES
- 📍 3 Bedroom Home
- 📍 Council Tax Band: TBA
- 📍 12 Month Mortgage Contribution
- 📍 Upgrade Package Available
- 📍 "Smooth Move" available
- 📍 Freehold/EPC = B

**£310,000**



## INTRODUCTION

The Butterwick, one of BEAL's luxury three bedroom family homes, ideal for couples or growing families looking for a truly contemporary space. The layout of the Butterwick flows beautifully; from the light entrance hall into a large reception room and through to modern and spacious kitchen/dining space fitted with bi fold doors opening out to the garden. Off the kitchen you will find a contemporary downstairs cloakroom. The Butterwick also plays host to an integral garage for all your storage needs.

At the top of the carpeted stairway you will find a beautifully designed family bathroom and three spacious bedrooms, one of which has additional character with gentle sloping eaves. The master bedroom is complete with a perfectly designed ensuite, the perfect sanctuary.

## PROPERTY

The Butterwick is currently under construction by the award winning developers BEAL HOMES and reservation is now available.

## FEATURES

12 MONTHS OF £775 MORTGAGE CONTRIBUTION APPLIES  
UPGRADE PACKAGE AVAILABLE  
THE "DESIGN LOUNGE" EXPERIENCE  
PART EXCHANGE/SMOOTH MOVE AVAILABLE  
EXTENSIVE RANGE OF FLOORING OPTIONS INCLUDED  
ENERGY EFFICIENCY RATING EXCEEDS CURRENT BUILDING STANDARDS  
5 STAR HBF BUILDER IN 2021 & 2022  
2 YEAR BEAL HOMES WARRANTY ALONGSIDE 10 YEAR NHBC WARRANTY

## LOCATION

Turpin's Chase, in the idyllic village of Welton, offers a very best in semi rural living.

Centred around historic St Helen's church, thought to be around 900 years old, Welton is known for its charming village green and duck pond. It has everything you want from village life, but also enjoys quick and easy access to Hull, Beverley, Leeds, York and beyond by the A63.

The picturesque village of Welton offers a friendly, welcoming community and beautiful location. The local area is also ideal for leisurely country walks and cycle rides, with Brantingham Dale offering just some of the many scenic local routes. Just under 2 miles away Brough railway station offers regular connections to Hull, Manchester, Sheffield and London. Welton also benefits from a regular bus service via Brough to Hull, North Ferriby, Anlaby, and Howden. It is approximately a 25 minute drive to Humberside airport, a 1 hour and 20 minutes journey to Leeds Bradford airport and the Humber Bridge is just 10 minutes away.

Locals love to drink and dine at Welton's 17th century coaching inn, The Green Dragon. Its believed to have been one of Dick Turpin's favourite haunts, the scene of the infamous highwayman's arrest in 1738, and the inspiration behind the names of Turpin's Chase and our successful previous development in Welton, Turpin's Heath.

Turpin's Chase is off Galland Road, Welton, HU15 1XU close to Welton Cricket Club, to the south of the village and the A63.

Located within the picturesque village of Welton, Turpin's Chase has convenient access to the A63 leading to the M62, the A1079 and A164.

## THE BEAL EXPERIENCE

The BEAL team will work with you to design the layout and features, whilst incorporating the latest technology to best suit your lifestyle. Every BEAL home is unique but what really makes the difference is BEAL's promise to create a home that is unique to you.

## SMOOTH MOVE/PART EXCHANGE

BEAL can help you sell your old home while saving money on estate agents fees, advertising and marketing costs.

## ROOMS & DIMENSIONS

### GROUND FLOOR

Hallway  
Living Room - 14'11" x 12'4" approx. (4.55m x 3.76m approx.)  
Kitchen/Dining - 16'3" x 9'10" approx. (4.95m x 3.00m approx.)  
W.C.

### FIRST FLOOR

Landing  
Bedroom 1 - 12'10" x 10'3" approx. (3.91m x 3.12m approx.)  
En-suite  
Bedroom 2 - 19'7" x 9'9" approx. (5.97m x 2.97m approx.)  
Bedroom 3 - 11'11" x 9'3" approx. (3.63m x 2.97m approx.)  
Bathroom

Integral Garage

## TENURE

Freehold

## COUNCIL TAX BAND

The Council Tax band for this property is Band TBA . We would recommend a purchaser make their own enquiries.

## VIEWING

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

## AGENTS NOTE

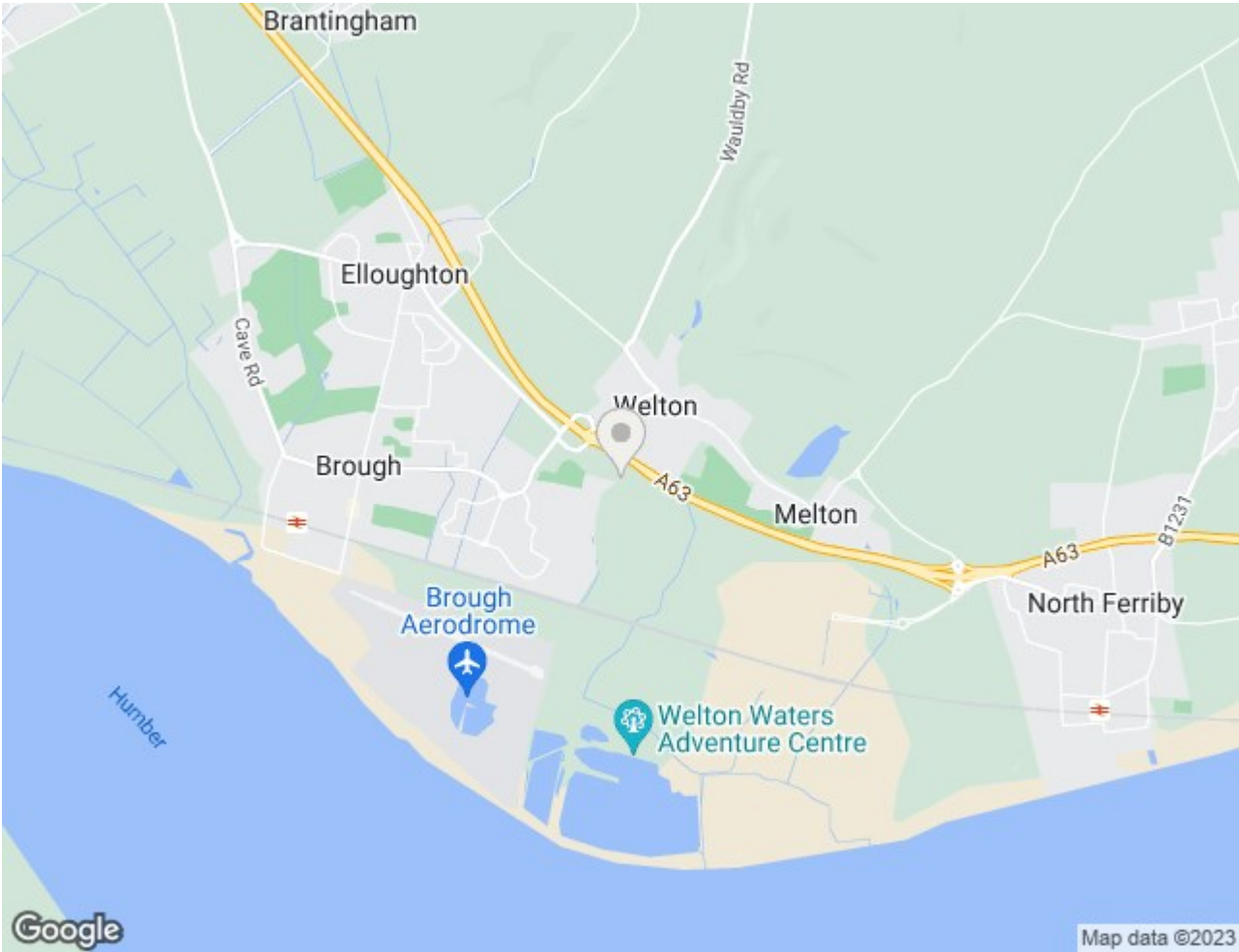
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are 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

The photographs used are for promotional and guidance purposes only. They are supplied to provide an indication of the finish and specification of the properties at Turpin's Chase, However we would advise a potential purchaser to refer to the detailed specification brochure available for each house.

## 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

|                |               |                  |
|----------------|---------------|------------------|
| Kitchen/Dining | 2.99m x 4.95m | 9' 10" x 16' 3"  |
| Living         | 3.75m x 4.55m | 12' 4" x 14' 11" |

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room.



Suggested wardrobe position

## First Floor

|                  |               |                  |
|------------------|---------------|------------------|
| <b>Bedroom 1</b> | 3.91m x 3.10m | 12' 10" x 10' 3" |
| <b>Bedroom 2</b> | 2.96m x 5.96m | 9' 9" x 19' 7"   |
| <b>Bedroom 3</b> | 2.83m x 3.63m | 9' 3" x 11' 11"  |

### 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 |                         |           |
| <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 |           |