

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Holly Hill, Welton, East Yorkshire, HU15 1NY*

- 📍 Semi Detached House
- 📍 Three Bedrooms
- 📍 Two Reception Rooms
- 📍 Council Tax Band = B

- 📍 South-Facing Rear Garden
- 📍 Driveway & Parking
- 📍 Idyllic Village Location
- 📍 Freehold / EPC = D

**£250,000**



## INTRODUCTION

Perfectly situated on Holly Hill in Welton, this three-bedroom semi-detached property offers comfortable living with far-reaching views and a sought-after village lifestyle whilst being conveniently located for schooling, shops and motorway access.

The ground floor briefly comprises a dining room/snug, a comfortable lounge (enhanced by a cosy log burner), kitchen space, convenient pantry, utility room, and a W.C. Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom. Additionally, the property benefits from gas central heating and double glazing throughout.

A lawned garden extends to the front and a side drive provides off street parking. The good sized, south-facing rear garden is perfect for relaxation or entertaining and enjoys views stretching down to the River Humber.

Viewing is highly recommended of this very appealing property in a desirable village setting.

## LOCATION

Holly Hill is a popular residential area situated just off Welton Old Road close to the picturesque village centre which is clustered around the attractive church, pond and stream. Welton is a much sought after village and more extensive facilities are to be found in the neighbouring villages, particularly Brough which has a mainline railway station. Immediate access is available to the A63 leading to Hull City Centre to the east and the national motorway to the west.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

With a window to side, stairs to the first floor and an understairs storage cupboard.



## DINING ROOM/SNUG

With window to front and recently fitted flooring.



## LOUNGE

Benefitting from a log burning stove with brick surround, oak mantle and paved hearth, sliding doors open onto the rear patio.



## KITCHEN

Enjoying a range of fitted units with contrasting worksurfaces, oven with four-ring gas hob above and sink & drainer beneath window to rear. The pantry and utility room are both immediately accessible to the side.



## PANTRY

Traditional pantry with fitted shelves and a window to the front.

## UTILITY

Leading from the kitchen, this spacious utility room benefits from plumbing for a washing machine, fitted worksurfaces and a window to side.

## REAR LOBBY

With access to large storage cupboard, W.C., window to rear and door to the rear garden.

## W.C.

With low-flush W.C. and window to side.

## FIRST FLOOR

## LANDING

With window to the side elevation.

## BEDROOM 1

With window to the front elevation and contemporary fitted wardrobes.



## BEDROOM 2

Benefitting from river views through the window to the rear elevation and fitted wardrobes.





## BEDROOM 3

With window to front elevation and storage cupboard to corner.



## BATHROOM

Comprising low-flush W.C., wash-hand basin beneath the window to the rear elevation and bath with fitted shower and screen. Tiled surround.



## OUTSIDE

A lawned garden extends to the front of the property and the side drive provides good off street parking. The south-facing rear garden enjoys a southerly aspect and incorporates a raised decked patio with attractive lawn beyond. There is an externally accessed, additional storage unit attached to the property.





## 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 B. 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.



## 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.

## 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.

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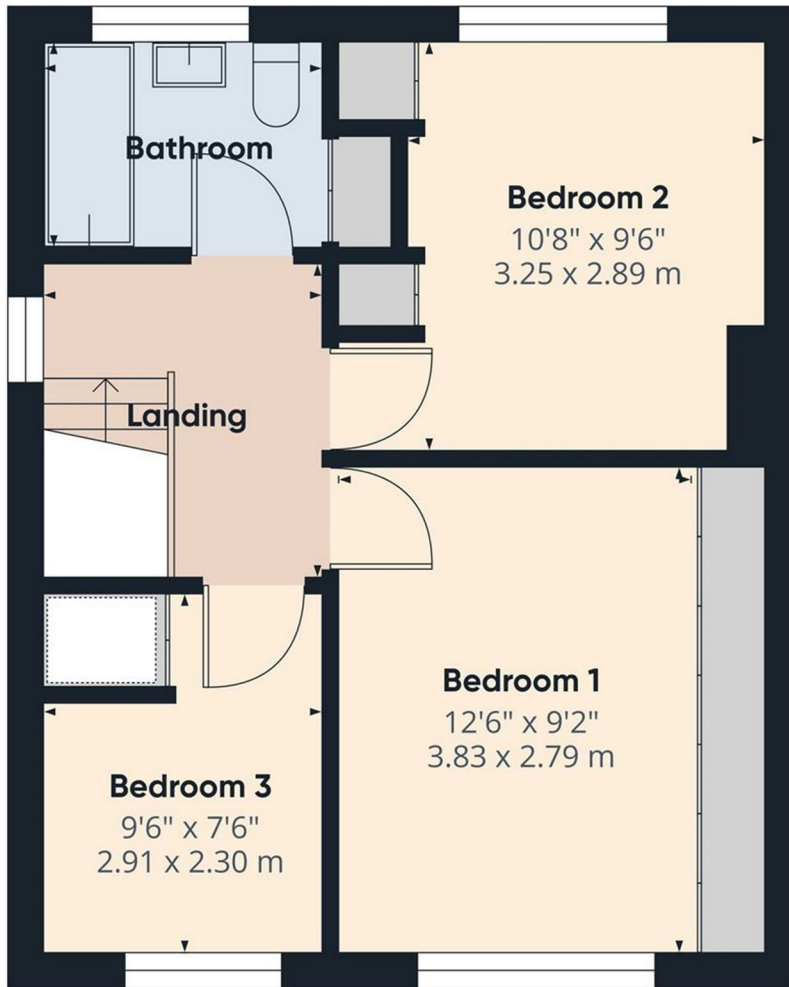


Approximate total area<sup>m</sup>  
603 ft<sup>2</sup>  
56.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area<sup>(1)</sup>  
393 ft<sup>2</sup>  
36.6 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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	