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Matthew  
**Limb**  
MOVING HOME



*22 Dale Road, Welton, East Yorkshire, HU15 1PE*

- 📍 Semi-Detached House
- 📍 Beautifully Appointed
- 📍 Stunning Open Plan Living
- 📍 Council Tax Band = D
- 📍 Three Good Bedrooms
- 📍 Lovely Rear Garden
- 📍 At the Foot of Welton Dale
- 📍 Freehold / EPC = C

**£375,000**



## INTRODUCTION

Enjoying a delightful position at the foot of Welton Dale is this extended and beautifully appointed semi-detached house which affords very spacious accommodation including a stunning open plan living kitchen to the rear. The immaculately presented accommodation is depicted on the attached floor plan and briefly comprises a spacious and welcoming entrance hallway, lounge, utility/laundry room and superb open plan living kitchen to the rear with doors opening out to the rear garden. Upon the first floor are three good sized bedrooms and a modern bathroom suite with four piece suite.

To the front of the property is a lawned garden and block paved driveway which leads to the integral store. The lovely split level rear garden enjoys a patio and artificial lawn directly adjoining to the rear with steps leading up to a further patio and summerhouse. Steps lead up to the top terrace with shed.



## LOCATION

The property enjoys a delightful position along Dale Road which leads to Welton Dale. Dale Road itself is situated just off the centre of this picturesque village which is clustered around the church, pond and running stream. Welton is ideally placed for nearby South Hunsley school and convenient access is available to the Humber Bridge and the A63/M62 motorway network. It is on the of areas most desirable villages with more extensive facilities within the nearby village of Brough which offers a wide range of shops, recreational facilities and amenities including a mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Spacious and welcoming with staircase leading to the first floor.



### CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Half tiled walls, inset spot lights tiled floor and window to front.

## LOUNGE

15'8" x 12'0" approx (4.78m x 3.66m approx)  
Window to front elevation.



## UTILITY/LAUNDRY ROOM

11'10" x 8'11" approx (3.61m x 2.72m approx)  
With fitted units, sink and drainer, plumbing for a washing machine, space for fridge/freezer, inset spot lights and tiled floor.



### OPEN PLAN LIVING/DINING KITCHEN

25'7" x 19'11" approx (7.80m x 6.07m approx)

This stunning space is situated to the rear of the property with two sets of French doors opening out to the rear garden.





## KITCHEN

Having a range of modern fitted base and wall units with complementing worksurfaces, one and a half ceramic sink and drainer with mixer tap, steam oven and dishwasher. There is space for a range style cooker.



## DINING AREA



## LIVING AREA



## FIRST FLOOR

### LANDING

With window to rear and loft access hatch.



### BEDROOM 1

14'7" x 10'4" approx (4.45m x 3.15m approx)  
With built in wardrobe and window to front elevation.



### BEDROOM 2

11'5" x 10'0" approx (3.48m x 3.05m approx)  
Measurements to fitted wardrobes. Window to rear.



### BEDROOM 3

11'3" x 8'9" approx (3.43m x 2.67m approx)  
With fitted wardrobes and window to front.



### BATHROOM

With modern suite comprising a bath, separate shower enclosure, wash hand basin and low flush W.C. Tiled floor and window to rear.





## OUTSIDE

To the front of the property is a lawned garden and block paved driveway which leads to the integral store. The lovely split level rear garden enjoys a patio and artificial lawn directly adjoining to the rear with steps leading up to a further patio and summerhouse. Steps lead up to the top terrace with shed.





*REAR VIEW OF PROPERTY*



*UPPER TERRACE*



*TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

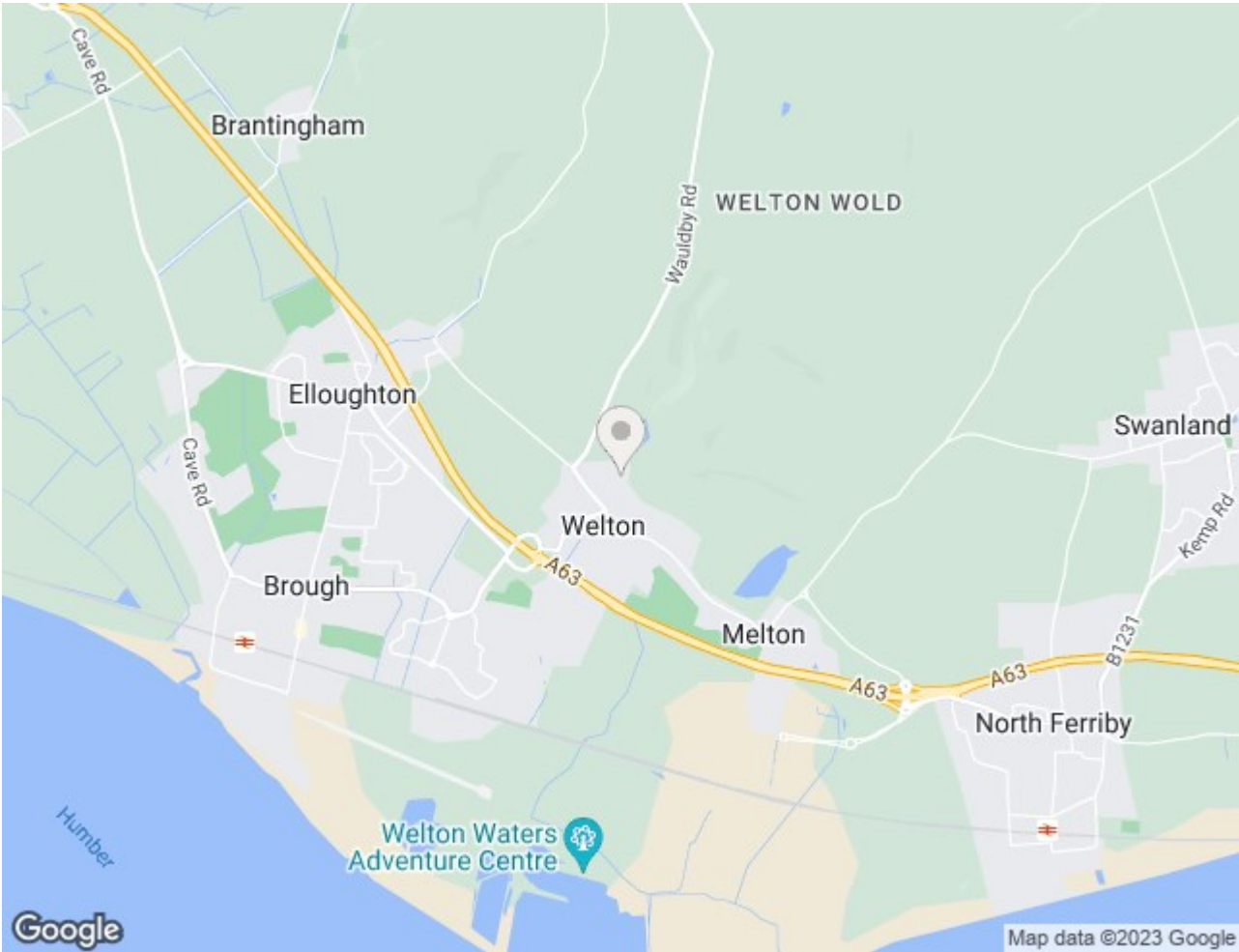
### *PHOTOGRAPH DISCLAIMER*

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. 95.6 SQ. METRES (1028.7 SQ. FEET)




**FIRST FLOOR**  
APPROX. 56.2 SQ. METRES (604.9 SQ. FEET)



TOTAL AREA: APPROX. 151.8 SQ. METRES (1633.6 SQ. FEET)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	