



*6 St. Annes Walk, Welton, East Yorkshire, HU15 1NP*

- 📍 Semi-Detached Dormer House
- 📍 Spacious Lounge/Diner
- 📍 Versatile Accommodation
- 📍 Extensive Parking & Garage
- 📍 Stylish Kitchen
- 📍 Split Level Rear Garden
- 📍 Council Tax Band = C
- 📍 Freehold / EPC =

**£269,950**

## INTRODUCTION

This dormer residence occupies an excellent position in Welton, offering a superb opportunity for those looking to enjoy village life in a home with a highly adaptable layout. The social spaces are finished to a high standard, particularly the modern kitchen with its sleek "slide and stack" doors that seamlessly connect the dining area to the garden. This is complemented by a generous 'L' shaped lounge and dining room, which provides a bright and expansive environment for family gatherings.

The ground floor is further enhanced by a flexible third bedroom or additional reception room, with a shower room providing convenience and scope for a personal touch. Upstairs, the two large double bedrooms include a main suite featuring walk-in storage and a private en-suite bathroom. Practicality is a key feature of the exterior, with a large block-paved driveway providing ample off-street parking and leading to a single garage. The rear garden has been landscaped to create distinct zones, featuring a lawn with attractive raised planters and a patio under a pergola, ideal for enjoying the peaceful village surroundings.

## LOCATION

Welton is one of the regions most picturesque and desirable villages and is clustered around St Helen's Church and village pond with running stream from the dale. Welton has a well reputed village pub, school and a highly reputable secondary school, South Hunsley, in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading into Hull city centre to the east and the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.

## LOUNGE/DINER

Spacious room with feature fire surround housing a living flame gas fire and windows to the front elevation.





### SHOWER ROOM

Wet room style with walk in shower, wash hand basin and low flush W.C. Window to side.

## DINING KITCHEN

Having a range of stylish base and wall units complemented by a mix of composite and solid oak worktops incorporating a sink and drainer with mixer tap. There is a double oven and four ring gas hob plus space for a fridge/freezer and tumble dryer and plumbing for a washing machine and dishwasher. Window and external access door to side.



## KITCHEN AREA



## DINING AREA

With slide and stack doors opening out to the rear garden. Double doors provide access to the bedroom/snug.



**BEDROOM 3 / SNUG**



**FIRST FLOOR**

**LANDING**

## BEDROOM 1

Spacious main bedroom suite with walk in wardrobe fitted with hanging rails and shelving. Ample eaves storage is accessed from the wardrobe. Window to rear.



### EN-SUITE BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.  
Window to rear.



## BEDROOM 2

With storage cupboard and window to the front elevation.



## OUTSIDE

To the front of the property is an ornamental garden area and a large block-paved driveway which provides ample off-street parking and leads to a single garage where there is power and light. The rear garden has been landscaped to create distinct zones, featuring a lawn with attractive raised planters and a patio under a pergola, ideal for enjoying the peaceful village surroundings.



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

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

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

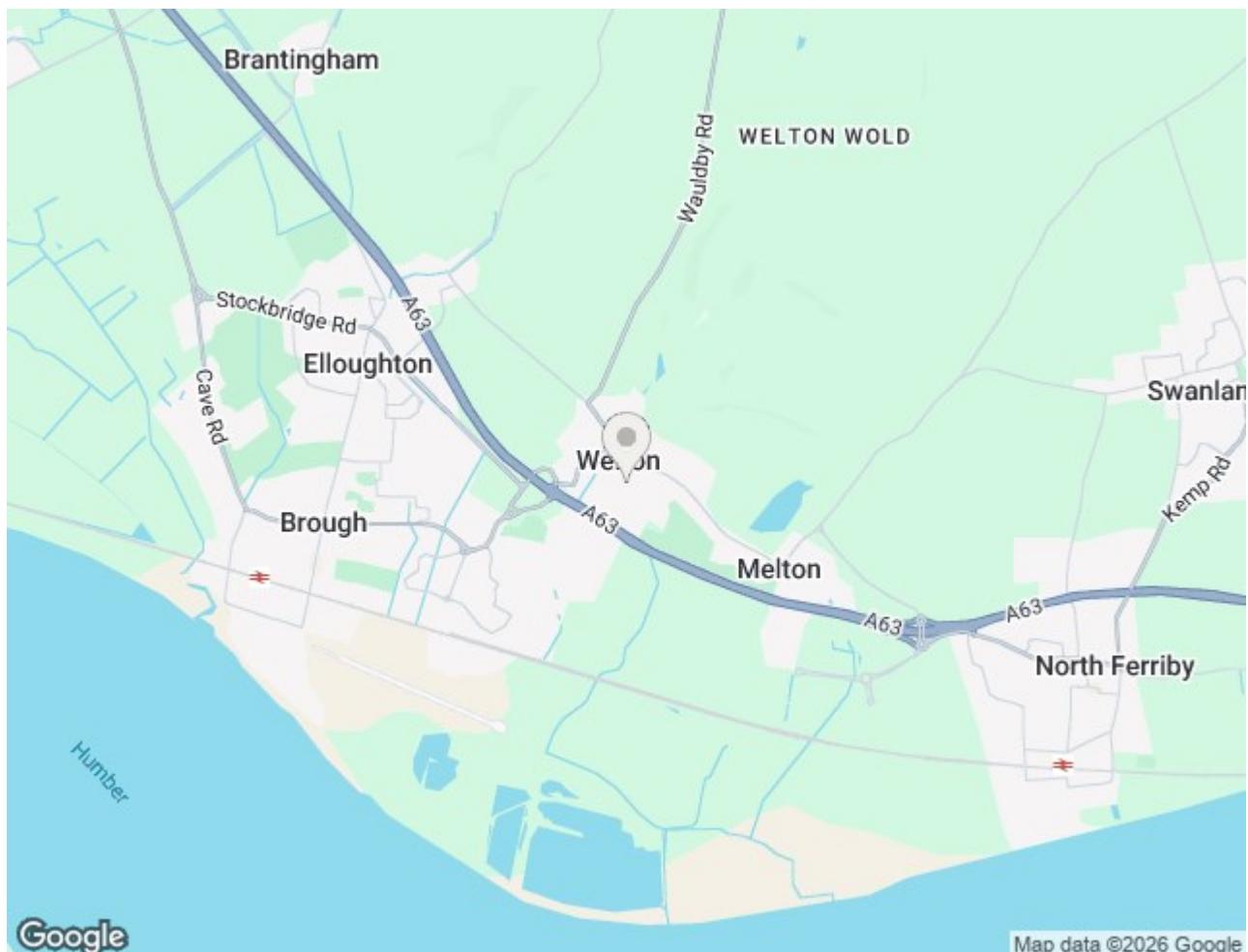
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

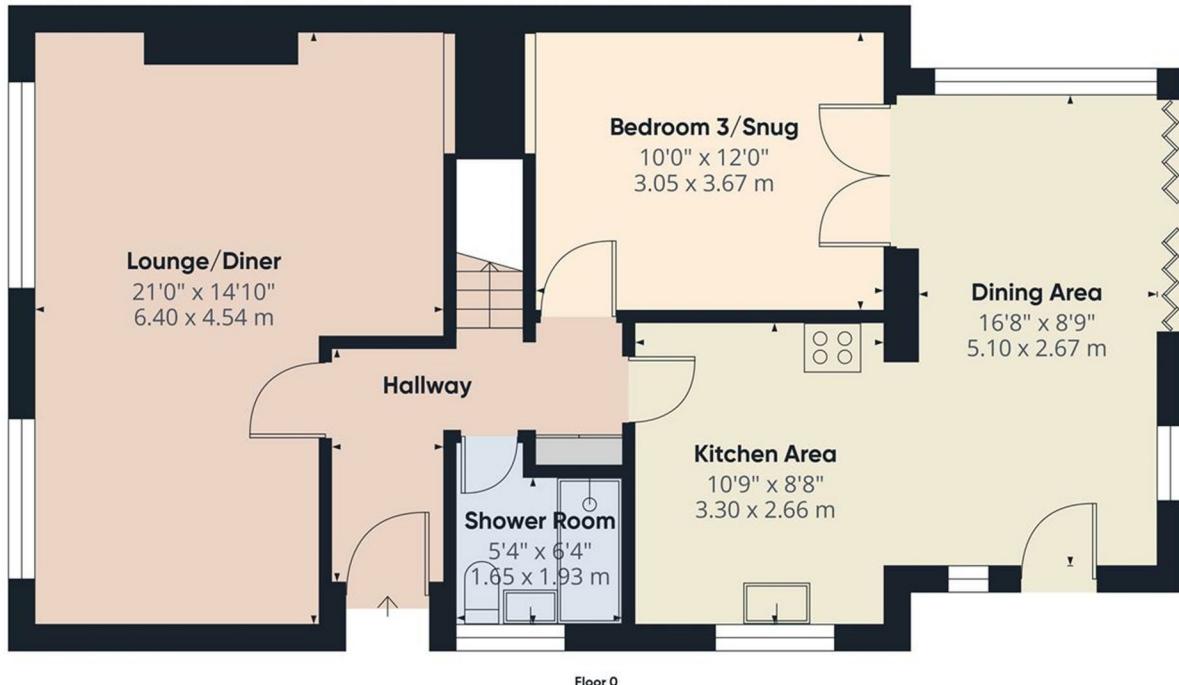
## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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.



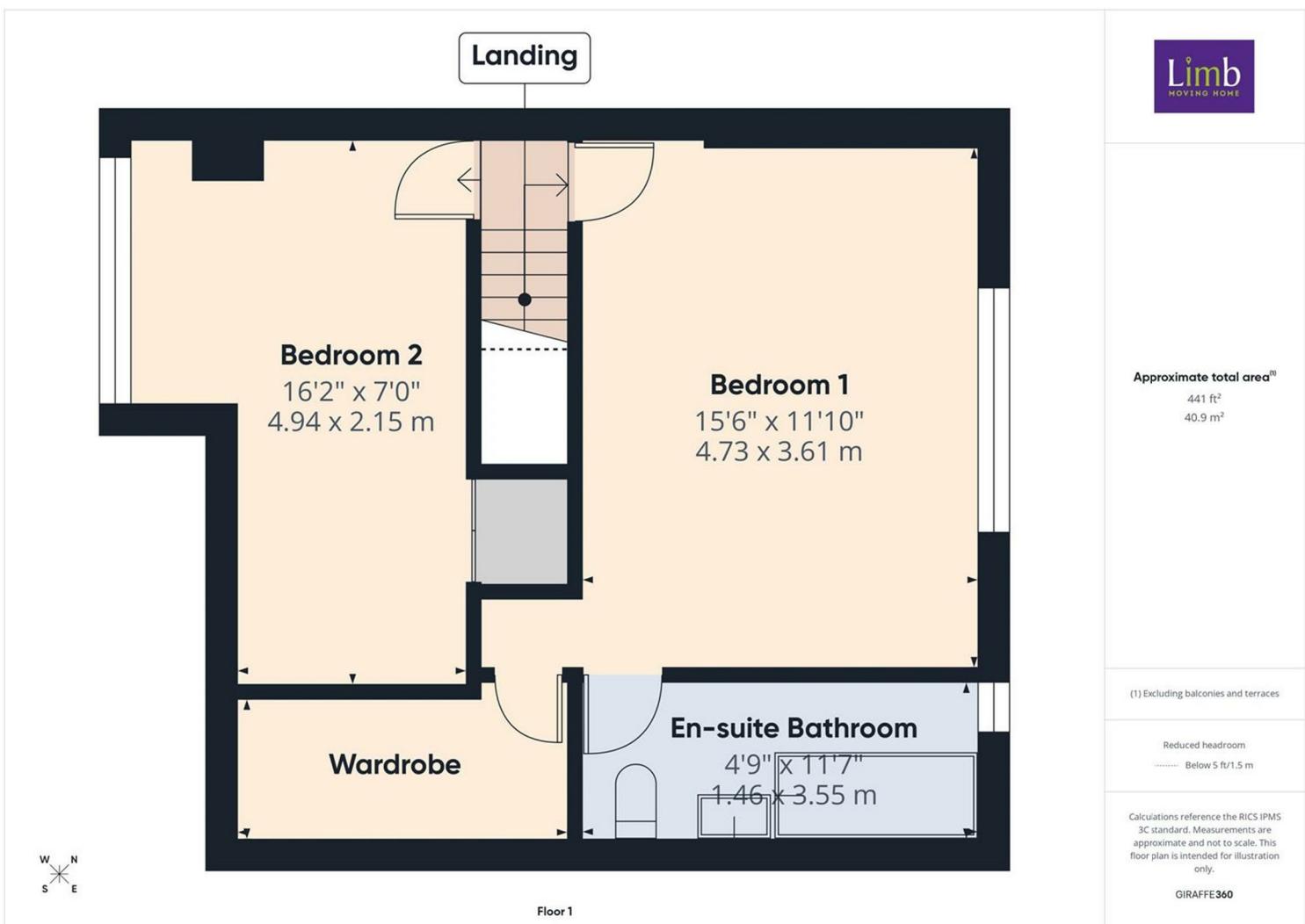


(1) Excluding balconies and terraces

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

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	