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Matthew
Limb
MOVING HOME



8 The Green, Welton, East Yorkshire, HU15 1NG

- 📍 Delightful Cottage
- 📍 Picturesque Setting
- 📍 Overlooking The Green
- 📍 Two Double Bedrooms

- 📍 Lovely Lounge
- 📍 Country Kitchen
- 📍 Cottage Garden
- 📍 EPC = F

£190,000

INTRODUCTION

This delightful double fronted cottage stands in the centre of this picturesque and highly sought after village, overlooking The Green, adjacent to the duck pond and church. Viewing is strongly recommended and the accommodation has much charm and character with the ground floor comprising an entrance hall, lovely lounge, country style kitchen and a bathroom. At first floor are two double bedrooms, both providing views across The Green. A particular feature is the cottage style garden which extends to the south/west elevation.



LOCATION

Located within the picturesque conservation area of Welton village, this delightful cottage enjoys views across The Green being adjacent to the pond and St Helen's Church. Extensive facilities are to be found on the surrounding villages such as Brough, which itself has a mainline railway station and supermarket. Welton is ideally placed for immediate access to the A63 leading into Hull city centre to the east or the national motorway network to the west. Welton lies at the foot of the Yorkshire Wolds where many beautiful walks are available.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With tiled floor and understairs storage cupboard off.

LOUNGE

13'5" x 11'5" approx (4.09m x 3.48m approx)

With sash windows to two elevations overlooking The Green and the garden. A log burner is set within a brick edged fire surround ideal for those winter nights. There is a cupboard and shelving to the alcove.



KITCHEN

13'3" x 11'4" approx (4.04m x 3.45m approx)

The kitchen has a tiled floor and a feature period cast fireplace. There are a selection of units, tiled work surfaces, cooker slot with extractor hood above, Belfast sink and plumbing for an automatic washing machine. There is a sash window to the front elevation, door to rear lobby, and also the bathroom.



ALTERNATIVE VIEW



REAR LOBBY

External access door, stairs leading up to the first floor off.

BATHROOM

A suite comprising low level W.C, wash hand basin, bath with shower over, rail and curtain, tiling to the floor.



FIRST FLOOR

BEDROOM 1

13'2" x 11'5" approx (4.01m x 3.48m approx)

With windows to two elevations overlooking The Green and the garden. Feature period cast fireplace, door to deep wardrobe.



BEDROOM 2

13'2" x 11'5" approx (4.01m x 3.48m approx)

Window to front elevation overlooking The Green, feature period cast fireplace, built in cupboard. Over stairs cupboard housing gas fired central heating boiler.



OUTSIDE

This double fronted cottage overlooks The Green. There is a right of access extending to one side of the property which provides access to the cottage style garden with an array of plants and shrubs together with a patio area. The rear door of the property opens to a yard area which has a passageway leading out.



FURTHER GARDEN



REAR VIEW OF PROPERTY



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

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 REFORMS 4 DEC 2014

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

£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%

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

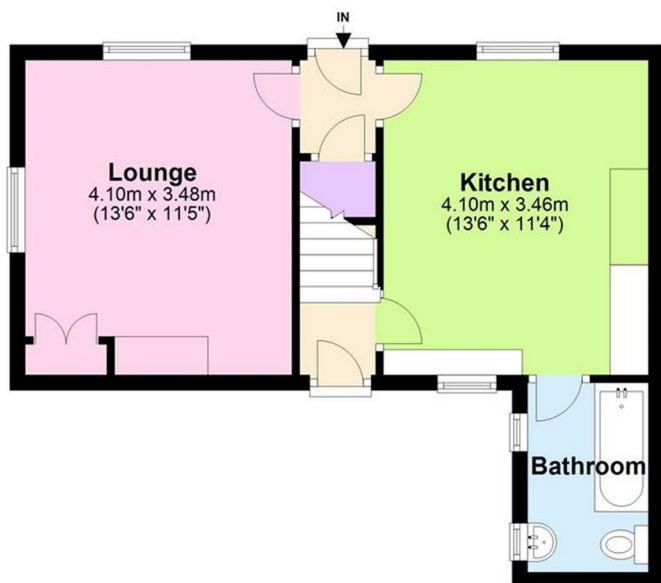
VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	33	
(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		71
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	