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Limb
MOVING HOME



2 Bell Close, Welton, Brough, East Yorkshire, HU15 1YF

- 📍 Superb 3 Bed Home
- 📍 Spacious Accommodation
- 📍 Generous Sized Plot
- 📍 Council Tax Band = C
- 📍 En-suite to Bed 1
- 📍 Large Garage
- 📍 Desirable Location
- 📍 Freehold/EPC = B

£269,950

INTRODUCTION

A particularly attractive 3 double bedroomed home which stands on a generous plot enjoying a south facing aspect. Built in recent times by the award winning BEAL Homes, this "Butterwick" design has been enhanced by the current owners and provides a well appointed range of spacious accommodation with many features. Having gas fired central heating to radiators, uPVC double glazing installed, the layout is depicted on the attached floorplan and briefly comprises an entrance hall, lovely lounge, dining kitchen to the rear and a downstairs cloak/W.C.. Upon the first floor are 3 double bedrooms, an en-suite and stylish bathroom. Good parking is available to the front with a block set driveway and there is an integral single garage. The property occupies a particularly generous plot with gardens to front, side and rear. The property is situated at the end of Bell Close, a small cul-de-sac off Shaw Avenue within this attractive development formerly known as Turpin's Heath.

LOCATION

Bell Close is situated off Shaw Avenue, part of the recent Turpin's Heath development which is accessed from Common Lane, to the south of Welton village centre. The centre of the village is clustered around a beautiful church stream and pond. Welton is ideally placed for travelling to Hull with immediate access available to the A63 which also connect to the west into the national motorway network. The area benefits from well reputed local schools, being within the South Hunsley secondary school catchment area and there is an excellent range of shops, amenities and recreational facilities nearby.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs to first floor off.

LOUNGE

14'10" x 12'9" approx (4.52m x 3.89m approx)

An attractive room with two windows to the front elevation. There is a feature fire surround with marble hearth and back plate housing an electric fire.



DINING KITCHEN

16'3" x 9'10" approx (4.95m x 3.00m approx)

Having a range of fitted base and wall mounted units with roll top worksurfaces, one and half sink and drainer and an integrated oven, 4 ring gas hob, filter hood above, dishwasher, fridge/freezer. There is also plumbing for an automatic washing machine. A window overlooks the rear garden and double doors lead out. There is ample area for a table and chairs.





W.C.

With low level W.C. and wash hand basin.



FIRST FLOOR

LANDING

BEDROOM 1

9'7" x 12'2" approx (2.92m x 3.71m approx)

Upto fitted wardrobes running to one wall with sliding fronts, wall mounted TV point, two windows to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin and shower cubicle.



BEDROOM 2

19'3" x 9'2" approx (5.87m x 2.79m approx)

Window to front elevation.



BEDROOM 3

10'1" x 9'6" approx (3.07m x 2.90m approx)
Window to rear elevation.



BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower over and screen, tiled surround, heated towel rail.



OUTSIDE

Good parking is available to the front with a block set twin width driveway and there is an integral single garage. The property occupies a particularly generous plot with gardens to front, side and rear. The property is situated at the end of Bell Close, a small cul-de-sac off Shaw Avenue within this attractive development formerly known as Turpin's Heath.



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

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

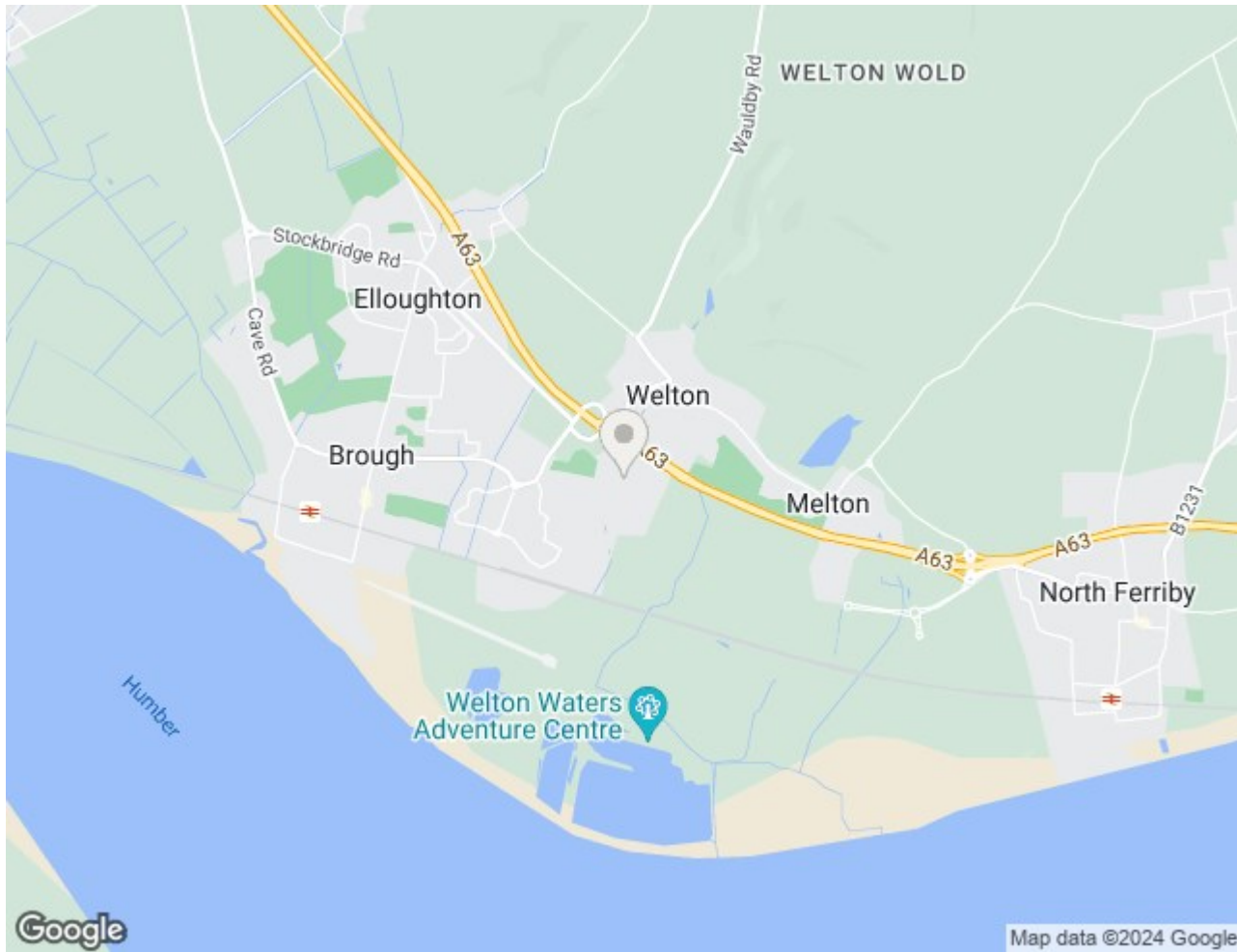
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

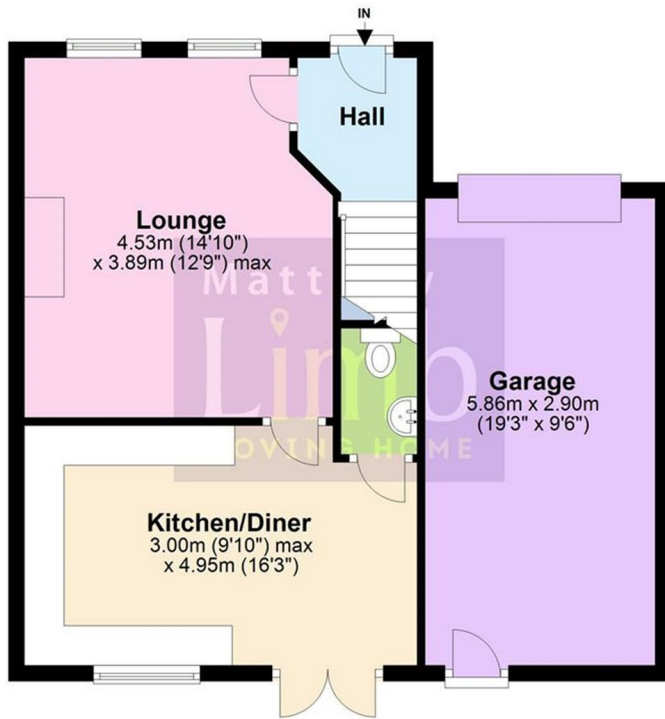
VALUATION SERVICE

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.



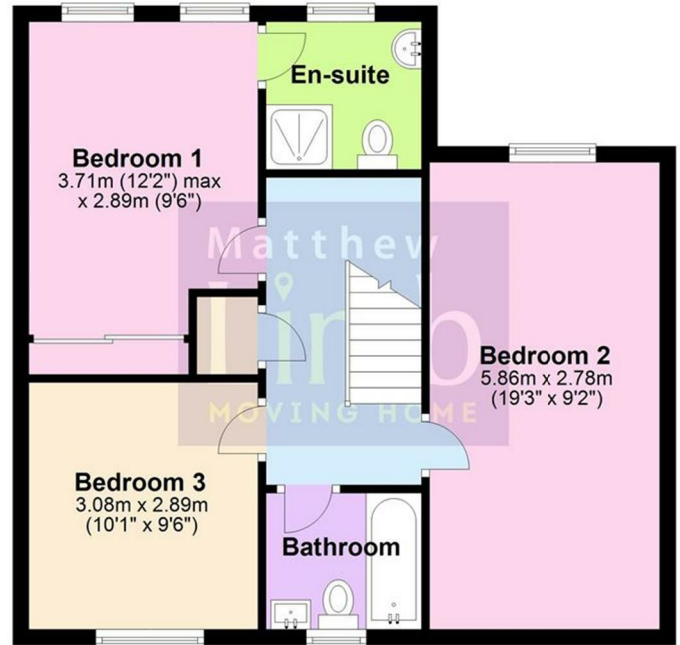
Ground Floor

Approx. 55.3 sq. metres (595.6 sq. feet)




First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	