

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*25 Galland Road, Welton, East Yorkshire, HU15 1XU*

- 📍 Ex-Show Home
- 📍 4 Beds/2 Baths
- 📍 Double Garage
- 📍 Council Tax Band = E
- 📍 Open Plan Kitchen
- 📍 Corner Plot
- 📍 Part Exchange Available
- 📍 Freehold / EPC = B

**£425,000**

## INTRODUCTION

This stunning, immaculately presented, four bedroomed detached ex-show home, built in 2023 by Beal homes, offers modern luxury and family comfort in a highly desirable location. Featuring signature range fittings including oak doors and upgraded black fittings in the en-suite. Situated on a corner plot, the property boasts a good sized, mainly lawned, rear garden with a southerly facing aspect, double garage and triple parking. Accommodation comprises an entrance hallway, cloaks/W.C., dual aspect lounge overlooking open green space and an open plan living kitchen with granite topped raised breakfast bar, integrated appliances and bi-folding doors to the garden, plus a utility room. Upon the first floor there are four good sized bedrooms with fitted wardrobes to bedrooms one and two. Bedroom one also has an en-suite shower room and there is a family bathroom.



## LOCATION

The property is situated along Galland Road which runs off Common Lane and forms part of the recent Turpin's Chase development by Messers Beal Homes. Common Lane lies to the south of the village centre which is one of the areas most desirable locations. The centre of the village is clustered around an attractive church, stream and pond and Welton is ideally placed for travelling to Hull to the east or the national motorway network to the west. The area has the benefit of well reputed schooling and a good range of shops and amenities in the neighbouring villages of Brough and Elloughton. The nearby village of Brough also has a mainline railway station.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Half tiled walls and heated towel rail.

## LOUNGE

20'8" x 11'2" approx (6.30m x 3.40m approx)

With window to the front elevation and bay window to the side overlooking open green space.



## OPEN PLAN KITCHEN

20'8" x 17'5" approx (6.30m x 5.31m approx)

Measurements into living area with bi-folding doors leading out to the rear garden.

The kitchen has an excellent range of fitted units with complementing worktops and a raised breakfast bar with granite top. There is a one and a half bowl sink and drainer, oven, induction hob with filter above, fridge/freezer and dishwasher. Inset spot lights and window to the front elevation.



## LIVING/DINING AREA



## KITCHEN AREA



## UTILITY ROOM

With fitted units, plumbing for a washing machine and space for tumble dryer. Understairs storage cupboard and external access door to rear.

## FIRST FLOOR

## LANDING

Spacious landing area with window to rear.



## BEDROOM 1

11'4" x 8'5" approx (3.45m x 2.57m approx)  
Measurements up to fitted wardrobes. Window to front.



## EN-SUITE SHOWER ROOM

Luxurious suite with black fittings comprising a shower enclosure, floating vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and inset spot lights.



## BEDROOM 2

11'6" x 8'3" approx (3.51m x 2.51m approx)  
With fitted wardrobes and windows to rear and side.



## BEDROOM 3

12'0" x 8'7" approx (3.66m x 2.62m approx)  
Windows to front and side elevations.



## BEDROOM 4

8'9" x 7'11" approx (2.67m x 2.41m approx)  
Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, floating vanity unit with wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

The property occupies a corner plot with an attractive garden area to the front and side and a triple width driveway to the rear with double garage. The rear garden is mainly lawned with a patio area, attractive curved wall and fencing to the perimeter.



## DRIVE & GARAGE



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

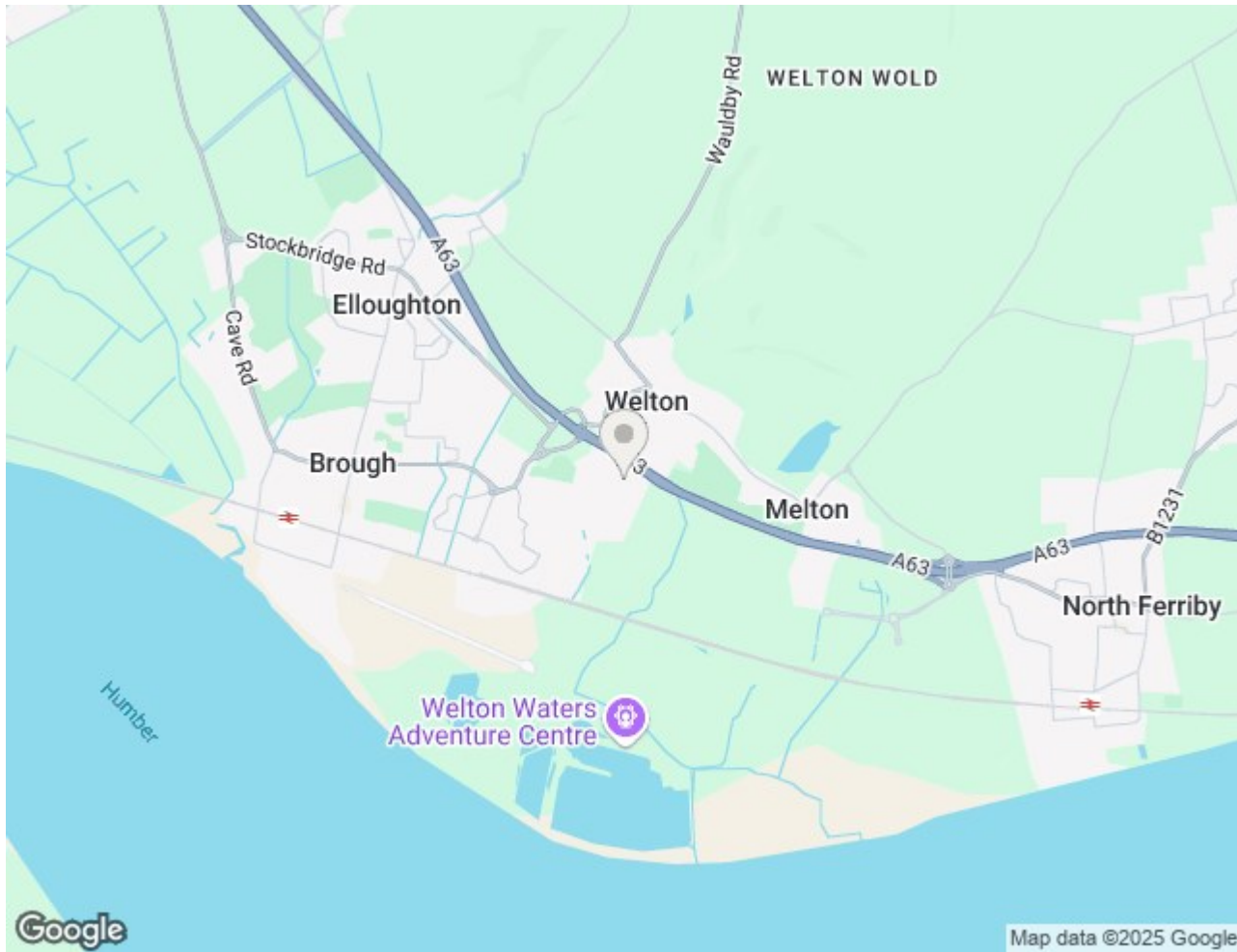
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

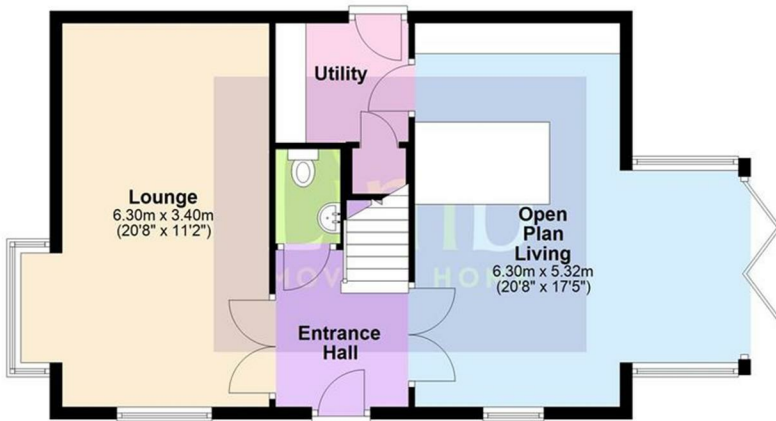
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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




First Floor



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	