

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*54 Gibson Lane South, Melton, East Yorkshire, HU14 3HH*

- 📍 Superb Semi Detached Home
- 📍 Immaculately Presented
- 📍 Extended Living Space
- 📍 Council Tax Band = B
- 📍 3 Bedrooms
- 📍 Gardens & Garage
- 📍 Solar Panels
- 📍 Freehold/EPC = B

**£225,000**

## INTRODUCTION

This attractive bay fronted semi detached house has been significantly enhanced over the years and is ready for its next loving owner. Extended living accommodation is complimented by three good bedrooms, attractive gardens to front and rear together with excellent parking and a garage. Viewing is essential to fully appreciate the appeal of this lovely home which also features high energy efficiency and low running costs having solar panels to three roof elevations, a Tesla power wall, two log burners, modern central heating and quality uPVC framed double glazing. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., front lounge with log burner and an extended living/dining room, again with log burner and double doors opening out to the garden. The kitchen has an extensive range of fitted units, appliances, breakfast bar area and provides access out to the driveway. Upon the first floor are three good sized bedrooms, two having an extensive range of fitted wardrobes and there is a stylish bathroom complete with shower over the bath. Outside a low brick wall extends to the front and a driveway is flanked by lawn and cottage garden planting. A further block set driveway extends down the side of the house to the detached brick and pitched tiled roof garage which has a log store behind. The rear garden enjoys a westerly aspect and much privacy with mature borders. There is a large patio area with lawn beyond.

## LOCATION

The property lies on the western side of Gibson Lane South, a residential street scene to the south of the A63 dual carriageway which is approached via Monks Way West, leading off the A63 North Ferriby interchange. This is a 'no through road' and a pedestrian flyover to the A63 gives direct access into Melton village and the nearby South Hunsley secondary school. The surrounding villages of North Ferriby, Welton, Elloughton and Brough provide all the amenities that you will require also with schooling for all ages provided. There is a public house situated within walking distance and the property is very well placed for connectivity with immediate access to the A63 leading into Hull City Centre to the east or the national motorway network to the west.

## ACCOMMODATION

A quality composite entrance door opens to the:

### ENTRANCE HALLWAY

A spacious hallway with attractive glass and oak detailed staircase leading up to the first floor with storage cupboard beneath.

### CLOAKS/W.C.

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

### FRONT LOUNGE

A cosy room with a log burner as its centrepiece with chunky timber mantel above, deep bay window to front elevation.



## LIVING/DINING ROOM

An extended living/dining room with double doors opening out to the rear patio. The centrepiece is a powerful log burner upon a tiled hearth with chunky timber lintel above.



## KITCHEN

Extensively fitted with an attractive range of shaker style units and quartz worksurfaces. There is a sink and drainer with mixer tap, integrated oven with five ring gas hob above and concealed extractor. Pull up seating area, plumbing for automatic washing machine and dishwasher. Windows to side and rear and external access door to the driveway, tiled floor.



## FIRST FLOOR

### LANDING

Window to side elevation. Glass and oak detailed balustrade.

### BEDROOM 1

An attractive double bedroom with an extensive range of fitted furniture comprising a run of wardrobes, drawers and shelving. Bay window to front elevation.



## BEDROOM 2

Another spacious double bedroom with a wall of fitted wardrobes including a concealed gas fired central heating boiler. Window to rear elevation.



## BEDROOM 3

Window to front elevation.



## BATHROOM

A stylish white suite comprising panelled bath with shower over and screen, fitted furniture with inset wash hand basin and concealed flush W.C., tiled surround. Access to roof void.



## OUTSIDE

The property is nicely set back from the road with a low brick wall behind which lies a country garden planted border, lawn and a gravelled driveway. A block set apron surrounds the property with the driveway extending towards the brick and pitched tiled roof garage. The rear garden incorporates a paved patio with lawned garden beyond. Behind the garage lies a large covered log and bin store.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating to radiators. There are also two log burners on the ground floor that are powerful enough to heat the whole house in the winter.

## GLAZING

The property has the benefit of uPVC 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 B. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## *PROGRESSING AN OFFER*

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## *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.







