

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



16 St. James Road, Melton, East Yorkshire, HU14 3HZ

- 📍 No Onward Chain!
- 📍 5 Double Bedrooms
- 📍 3 Reception Rooms
- 📍 Council Tax Band = E

- 📍 Open Rear Views
- 📍 Double Garage & Drive
- 📍 Excellent Refurbishment Project
- 📍 Freehold / EPC =

£395,000

INTRODUCTION

Offered for sale with no onward chain, this extended detached family home occupies a generous plot with attractive lawned gardens and enjoys open views across neighbouring fields to the rear. Offering spacious and versatile accommodation throughout, it presents an exciting opportunity for a purchaser to undertake a comprehensive programme of refurbishment and create a superb family home tailored to their own tastes and requirements.

The accommodation comprises a welcoming entrance hallway, three reception rooms, dining kitchen and ground floor W.C. To the first floor are five well-proportioned double bedrooms, including one with an en-suite shower room, together with a family bathroom.

Outside, the property enjoys lawned gardens extending to the front, side and rear, whilst a double-width driveway provides ample off-street parking and leads to a detached double garage. The open aspect to the rear is a particularly attractive feature, enhancing both the setting and privacy of this substantial family home.

LOCATION

The property is situated along St James Road, a well-established residential address within the highly regarded village of Melton, enjoying an attractive position with open countryside to the rear. Melton and the neighbouring village of Welton are among the most desirable villages in the East Riding of Yorkshire, offering an exceptional quality of life within a picturesque semi-rural setting. Centred around Welton's attractive village green, duck pond and historic St Helen's Church, the area combines timeless village charm with excellent everyday convenience. Nestled at the foot of the Yorkshire Wolds, the villages provide a peaceful residential environment whilst remaining exceptionally well connected for commuting.

The area benefits from a range of local amenities, including the renowned Green Dragon Inn, a village social club and a variety of recreational opportunities, including the nearby Welton Waters Adventure Centre. For more extensive shopping and day-to-day facilities, the neighbouring village of Brough offers supermarkets, independent shops, cafés, restaurants, healthcare facilities and a mainline railway station. Melton West Business Park also provides significant local employment opportunities.

Families are particularly well served, with a choice of well-regarded primary schools in the surrounding area, whilst secondary education is provided by the highly regarded South Hunsley School and Sixth Form College, situated within neighbouring Melton. Prestigious independent schools, including Hymers College, Tranby and Pocklington School, are also within easy reach.

The villages enjoy superb regional connectivity, with immediate access to the A63 providing direct links to Hull city centre and the M62 motorway network. Brough railway station offers regular services to Hull, Leeds and direct connections to London King's Cross, making the area particularly attractive to commuters.

Accessibility to key destinations includes:

Hull City Centre: Approx. 10 miles

Beverley: Approx. 10 miles

York: Approx. 30 miles

Leeds: Approx. 50 miles

Beyond the immediate area, residents enjoy excellent access to the Yorkshire Wolds, offering miles of picturesque walking and cycling routes through rolling countryside and traditional villages. The nearby Humber Estuary also provides attractive waterside walks and nature reserves, whilst the historic market town of Beverley and the East Yorkshire coastline are both within comfortable driving distance.



ACCOMMODATION

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

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.

STUDY

Window to the front elevation.



LOUNGE

With bow window to the front elevation and doors leading through to the dining room.



DINING ROOM

With patio doors to the rear and window to side.



CLOAKS/W.C.

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

DINING KITCHEN

With fitted units, sink and drainer, tiled splashbacks, cooker point, space for appliances, windows to side and rear. External access door to side.



FIRST FLOOR

LANDING

With cylinder/airing cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to rear.



BEDROOM 2

Window to side.



BEDROOM 3

With fitted furniture and window to rear.



EN-SUITE

With shower enclosure, wash hand basin and low flush W.C. Tiled walls and floor, window to rear.



BEDROOM 4

With built in wardrobe and window to front.



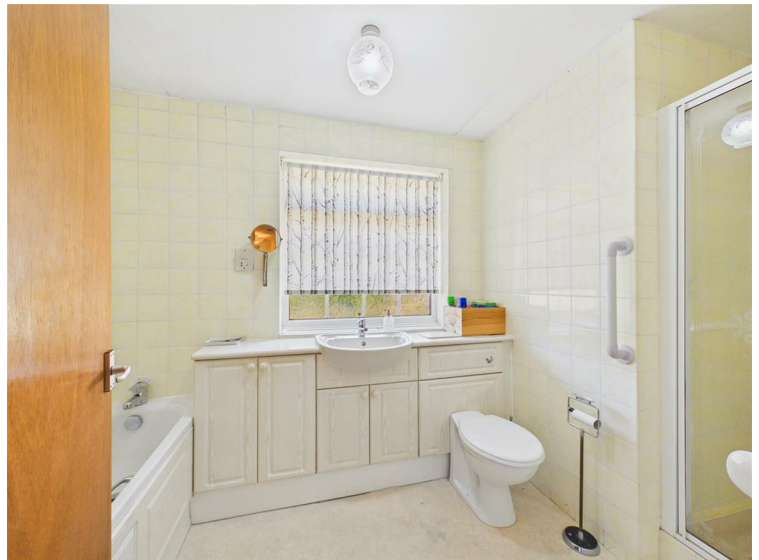
BEDROOM 5

With fitted wardrobe and window to the front elevation.



BATHROOM

With suite comprising a bath, shower enclosure, fitted cabinet with wash hand basin and low flush W.C. Tiling to walls, window to front.



OUTSIDE

The property occupies a generous plot with lawned gardens extending to the front, side and rear, complemented by mature trees, established shrubs and planted borders. A double-width driveway provides excellent off-street parking and leads to the detached double garage. To the rear, a paved terrace adjoins the house, providing an ideal seating area overlooking the garden, which enjoys an attractive open aspect across neighbouring fields. Offering a good degree of privacy together with plenty of space for families and keen gardeners alike, the gardens are undoubtedly one of the property's most appealing features.



GARAGE



FRONT & SIDE GARDENS



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

STRUCTURAL INFORMATION

A specific defect report was commissioned by the owners to provide guidance on evident cracking in some areas of the property. A qualified Building Engineer concluded that the cracks have been caused by a combination of seasonal weather variations and its effect on soils, close proximity of large trees exacerbating the problem and also damaging the drains. Please note that the owners have had comprehensive remedial work carried out including removal of trees and drain system renewal. Any intending purchasers should satisfy themselves in this respect.

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

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

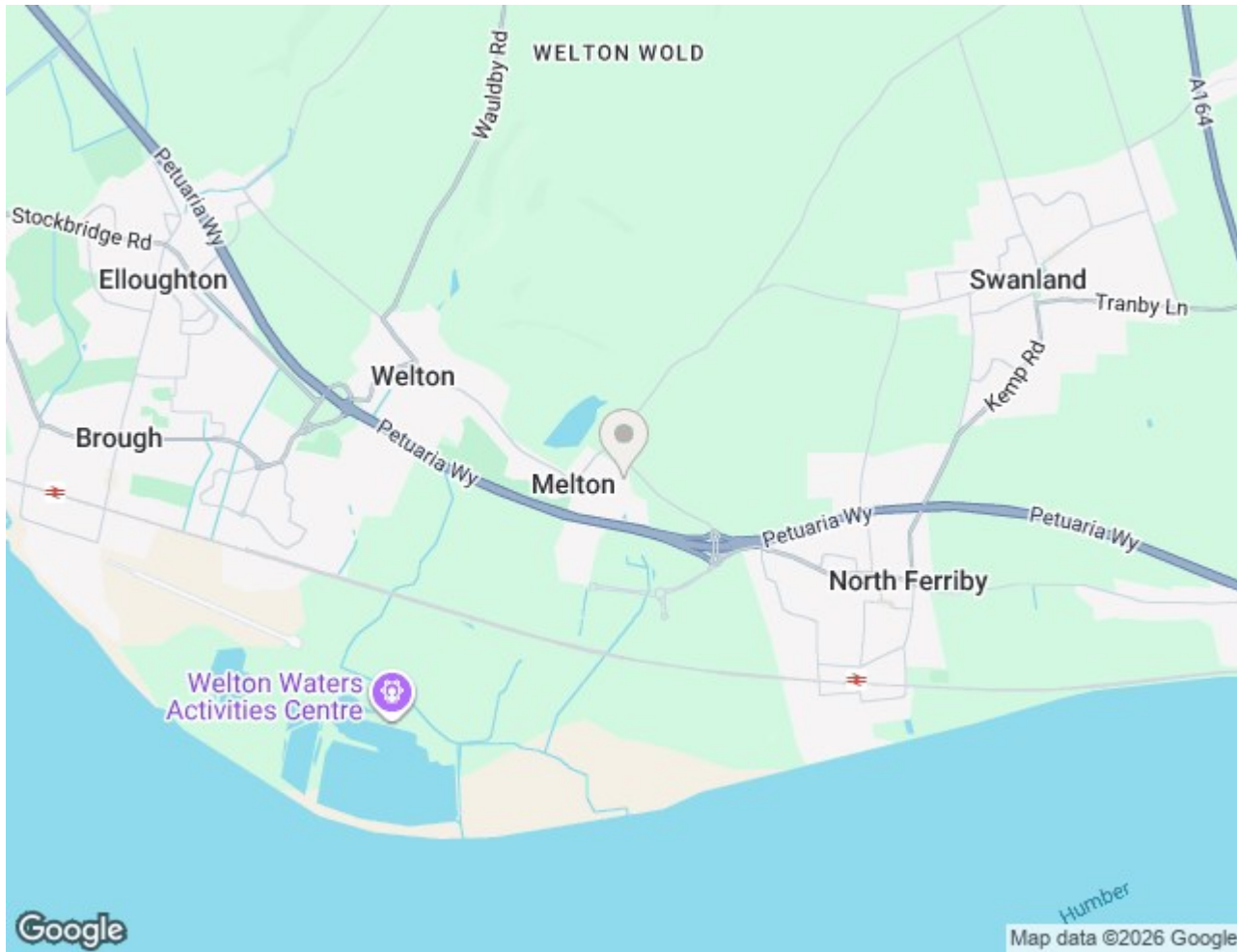
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

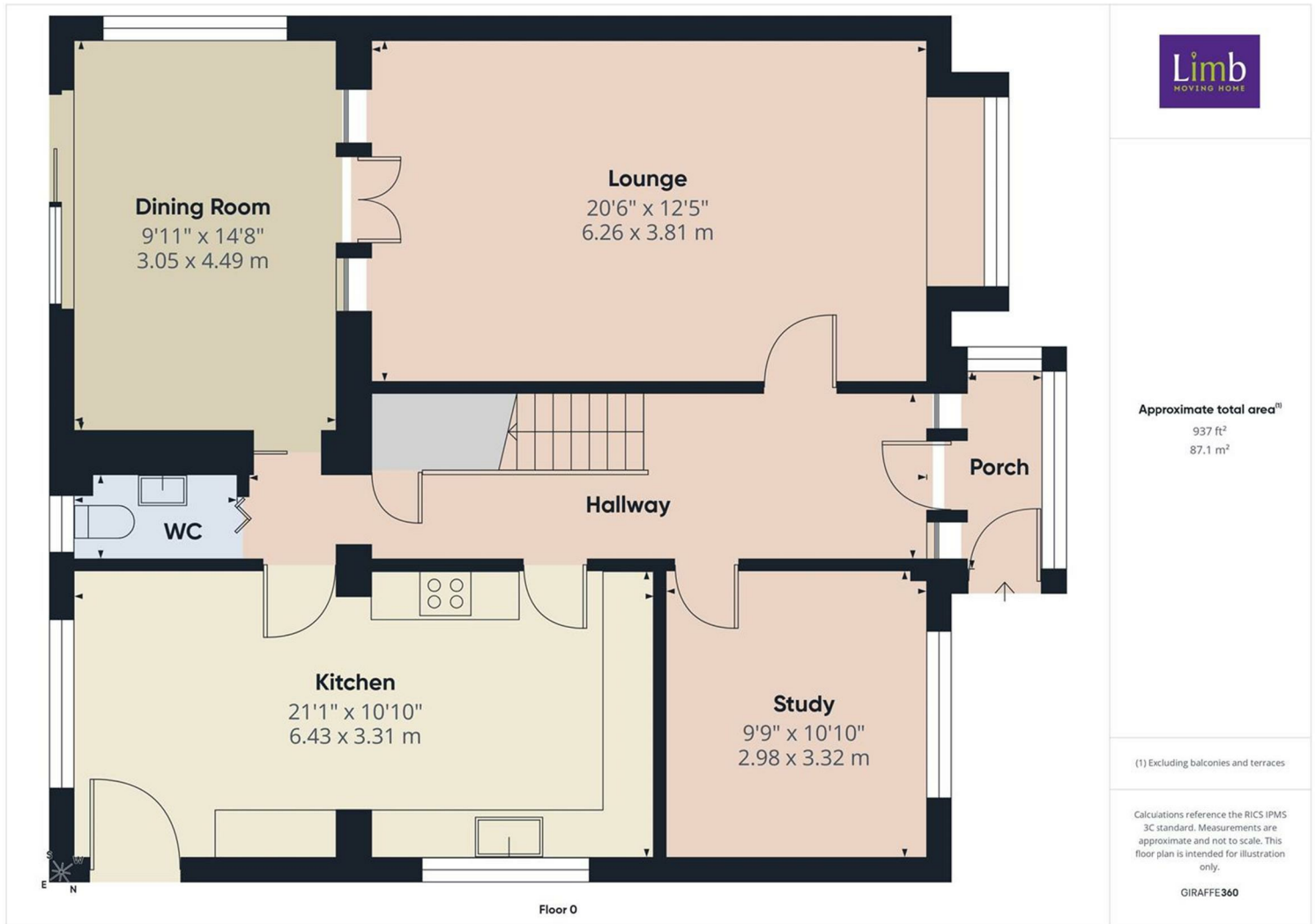
PROGRESSING AN OFFER

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	