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**Limb**  
MOVING HOME



*11 Stanley Jackson Way, Welton, East Yorkshire, HU15 1PS*

📍 Stunning Detached House

📍 Beautifully Appointed

📍 3/4 Bedrooms

📍 Council Tax Band = E

📍 Fantastic Master Suite

📍 Converted Double Garage

📍 South Facing Garden

📍 Freehold/EPC = A

*Offers Over £425,000*



## INTRODUCTION

This stunning detached family home features a fabulous contemporary living kitchen with grand island and many other upgrades. Originally built as a four bedroomed house, the fourth has been converted to create a super dressing room off the master suite being fitted with hanging space and drawers however, could be easily converted back if required. Viewing is strongly recommended to appreciate the stylish and beautifully appointed accommodation which is further enhanced by the converted double garage, ideal as a gym or for two "work from home" spaces or recreational uses. The accommodation is depicted on the attached floorplan and briefly comprises a welcoming hallway, feature cloaks/W.C., 20 foot lounge and the stunning living kitchen with an extensive range of eye-catching units, grand island and double doors opening out to the garden. There is also a utility room. Upon the first floor, the spacious landing provides access to the bedrooms and main bathroom. The accommodation also benefits from gas fired central heating to radiators and uPVC double glazing. Gardens extend to the front and side, in addition to a driveway providing parking for two vehicles in front of the converted garage. The part walled rear garden enjoys a south and west aspect and has been set out for ease of maintenance. The property is situated within a desirable residential cul-de-sac adjacent to the local cricket club.

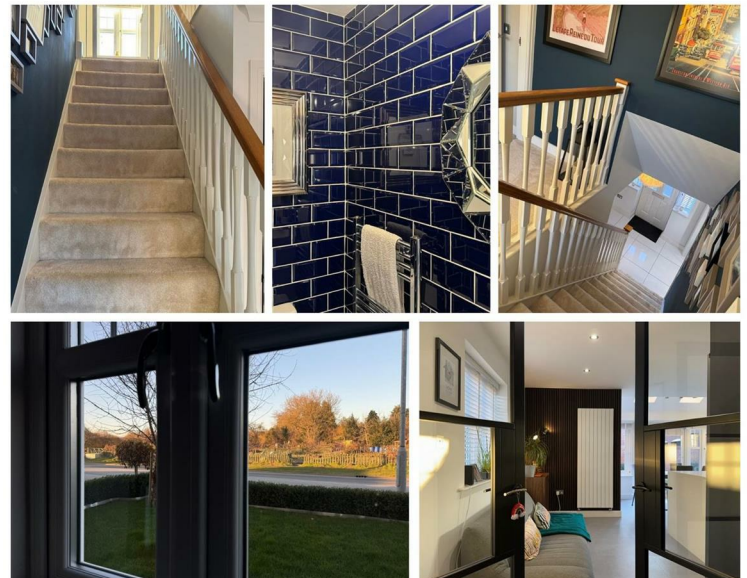


## LOCATION

Stanley Jackson Way is located between Water Lane and Common Lane, to the south of Welton village centre and adjacent to the cricket club. Welton has a beautiful village centre clustered around the church and pond. The surround area provides an excellent range of local shops including a Morrisons, Sainsbury's and Aldi supermarket, post office, general amenities and a primary school. Secondary schooling is at the nearby South Hunsley School in Melton. Welton lies approximately 10 miles to the west of Hull and is ideal for the commuter having a nearby mainline railway station and convenient access to A63 leading into Hull City Centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

Spacious and welcoming with tiling to the floor and stairs up to the first floor.



## CLOAKS/W.C.

With low level W.C., wash hand basin, feature tiling to the walls and a tiled floor. Heated towel rail.



## LOUNGE

20'11" x 11'10" approx (6.38m x 3.61m approx)

With bay window to side and two further windows to the side and front elevations. There is an inset TV point to a feature wall.





## OPEN PLAN KITCHEN

20'11" x 12'4" approx (6.38m x 3.76m approx)

This stunning light and airy space is ideal for families offering dining and living areas together with a kitchen. Double doors open out to the rear garden below a part vaulted ceiling with Velux roof lights. The owner has made a significant recent investment into a fabulous contemporary kitchen complete with grand island and Silestone surfaces. Features include a one and a half undercounter sink, integrated double oven, induction hob with "pop up" extractor, dishwasher, housing for a fridge freezer. There are spot lights to ceiling and tiling to the floor.





## DINING AREA



## UTILITY ROOM

With attractive base and wall units, undercounter sink with mixer tap, plumbing for automatic washing machine, storage cupboard off and external access door to side.



## FIRST FLOOR



## LANDING

Spacious landing with window to side elevation.



## BEDROOM 1

14'5" x 12'7" approx (4.39m x 3.84m approx)

This stunning space offers a touch of luxury having a lovely dressing room (previously bedroom 4) and an en-suite shower room. Window to front elevation.



## DRESSING ROOM/BEDROOM 4

8'11" x 8'8" approx (2.72m x 2.64m approx)

Was originally bedroom 4 and could easily be converted back. With fitted hanging space and drawers. Window to front elevation.





## EN-SUITE SHOWER ROOM

With a stylish suite comprising a large shower enclosure, pedestal wash hand basin, low flush W.C.. There is tiling to the floor and walls, inset spot lights to the ceiling and window to side elevation. Heated towel rail.



## BEDROOM 2

12'3" x 11'1" approx (3.73m x 3.38m approx)  
Window to front and side elevations.



## BEDROOM 3

With windows to side elevations.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin in cabinet, low level W.C., tiling to the walls and floor, inset spot lights, heated towel rail, window to side elevation.



## OUTSIDE

The property occupies a lovely plot with gardens extending to the front and rear elevations. There is a double width driveway leading to the converted double garage. The southerly facing rear garden is part walled and offers good privacy and lies adjacent to the local cricket club. The garden enjoys a sunny south and west aspect and is ideal for entertaining or relaxing in with its large decked patio, artificial grass and ornamental borders.







## CONVERTED GARAGE

The garage has been converted and insulated with power and light supply installed. It is used as a gym/office space with two working areas, the larger of which has a wall of bi folding doors opening out to the south facing decking. There is also a range of fitted cupboards. The garage could readily be reinstated by an incoming purchaser if preferred.





## 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

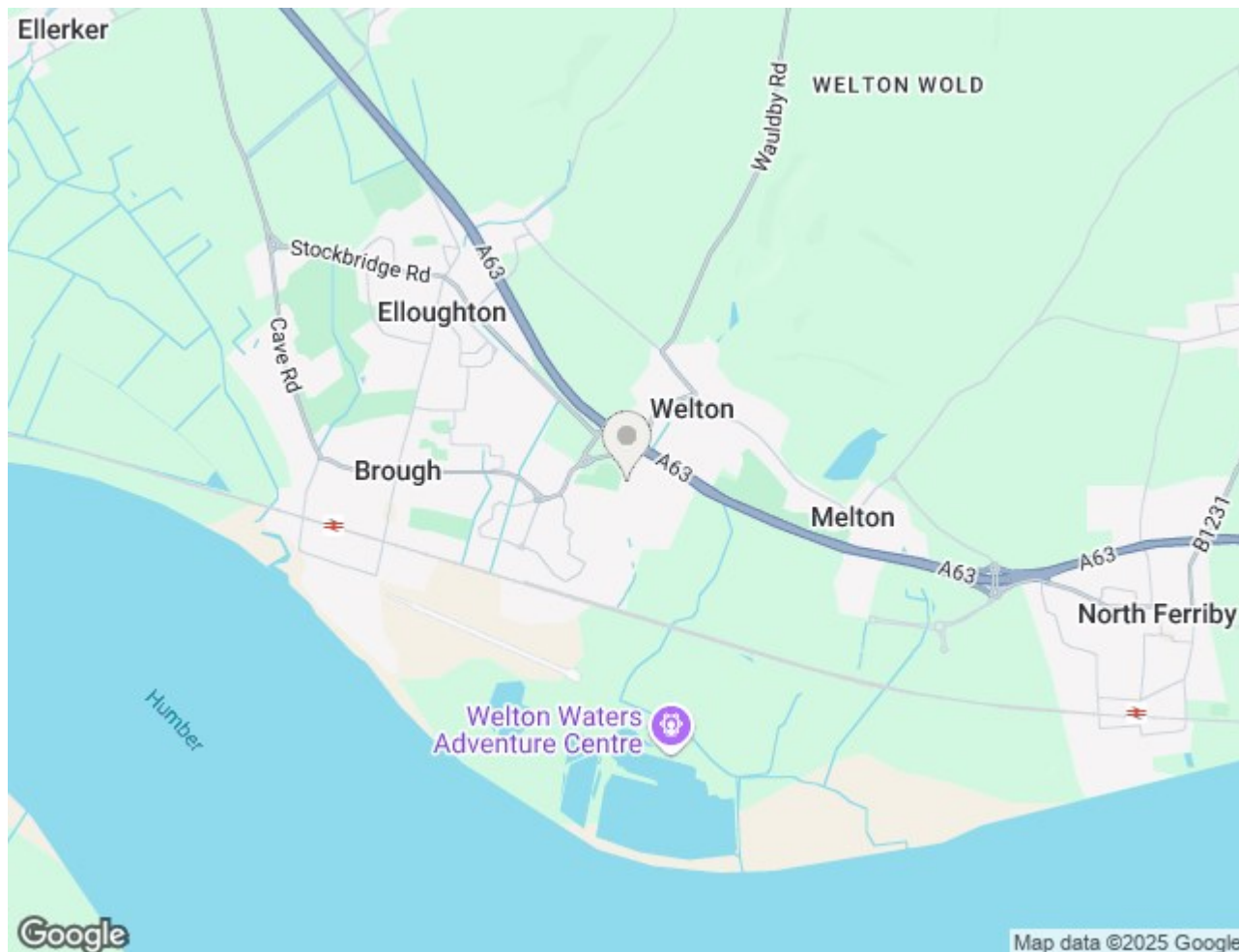
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

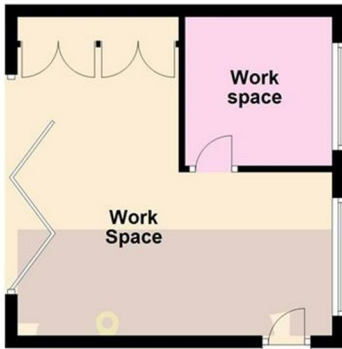
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

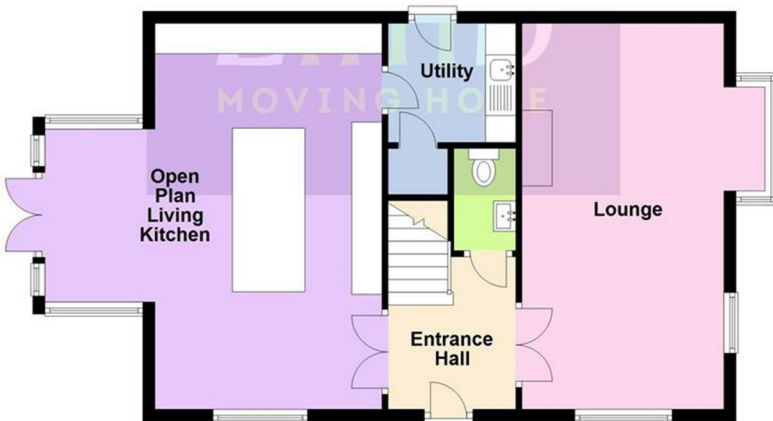
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**  
Approx. 1000.8 sq. feet




**First Floor**  
Approx. 644.1 sq. feet



Total area: approx. 1644.9 sq. feet



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>99</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 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	