



14 Broadley Way, Welton

£250,000

STUNNING DETACHED HOUSE FINISHED TO THE HIGHEST OF STANDARDS

INTRODUCTION

This outstanding home is a credit to its owners and is finished to the highest standard with no expense spared. The property offers 3 Bedroom accommodation and has been extensively updated throughout including the addition of a fabulous Garden Room to the rear. At ground floor level there is a stunning Dining Kitchen, Living Room, Cloakroom and Utility which has been expertly created within the Garage. At first floor level there are 3 Bedrooms, an En-Suite to the master Bedroom in addition to the house Bathroom. Outside there are gardens to the front and rear, a driveway allows for off street parking and a former Garage allows for a useful Store. A viewing is highly recommended of this family home

LOCATION

The property is accessed via Loxley Way, Brough with the property situated in the

parish of Welton. The picturesque village of boasts a central pond and stream overlooking a small green next to the village church. This highly popular village situated some nine miles West of Hull City Centre offers the perfect blend of rural calm and convenience living. The village has a small array of local shops, a public house & restaurant, primary school and public transport facilities. Good road connections are accessed directly by the A63/M62 motorway link running to the South of the village. Rail connections can be made at nearby Brough which facilitates a high speed link to London Kings Cross. Further shopping facilities are also available in Brough including a Morrisons supermarket.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE

Allowing access to the property through a recently installed composite door, with a tiled

floor opening to the Kitchen and having Cloakroom/WC off

CLOAKROOM/WC

Fitted with a modern two piece white suite comprising WC and wall mounted wash basin. There is a continuation of the tiled floor, partially tiled walls and a window to the front elevation

DINING KITCHEN 24'2 max x 10' max (7.37m max x 3.05m max)

KITCHEN: The modern fitted Kitchen comprises an extensive range of high quality white gloss wall and base units mounted with contrasting work surfaces and a tiled splashback. There are integrated appliances which include a double oven and microwave, 5 ring gas hob beneath a chimney style extractor hood, dishwasher and stainless steel sink unit with mixer tap.

DINING AREA: Opening from the Kitchen, with a door opening to the rear patio. There is a tiled floor throughout, staircase and Utility off

UTILITY 5'9 x 7'9 (1.75m x 2.36m)



Access from the Kitchen, this Utility has been expertly created from a part of the Garage. The Utility is fitted with wall and base units, work surfaces and plumbing for an automatic washing machine

LIVING ROOM 12'5 x 11'5 (3.78m x 3.48m)

The spacious Living Room features a wooden floor and double doors opening to:

GARDEN ROOM 11'2 x 15'3 (3.40m x 4.65m)

A superb addition to the rear of the property with windows to three sides overlooking the garden, a recently installed Guardian roof with Velux skylights and a wooden floor. A door opens to the patio and rear garden

FIRST FLOOR

LANDING

With access to the accommodation at first floor level

BEDROOM 1 12'7 x 11'8 (3.84m x 3.56m)

A spacious double Bedroom with fitted wardrobes and a window to the rear elevation. There are En-Suite facilities off

EN-SUITE

A fabulous En-Suite fitted with a contemporary three piece suite comprising WC, vanity wash basin mounted above a storage unit and double width plumbed shower cubicle with thermostatic shower. There is tiling to the walls and floor and a window to the side elevation

BEDROOM 2 9'6 x 10'5 (2.90m x 3.18m)

A second double Bedroom with a window to the front elevation

BEDROOM 3 7'10 x 7'11 (2.39m x 2.41m)

A good sized third Bedroom with a window to the front elevation

BATHROOM 10'1 x 6'7 (3.07m x 2.01m)

A lavishly finished Bathroom which is fitted with a high quality three piece suite incorporating a free standing bath, WC with concealed cistern and wash basin mounted upon a fitted unit. There is tiling to the walls and floor, chrome heated towel rail, window to the side elevation and useful airing cupboard

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a driveway leading to the Garage/Store. A footpath leads to the front door and continues to the side and rear

REAR

The rear garden offers excellent privacy and is mainly laid to lawn with raised decking area and flagstone patio adjoining the property

DRIVEWAY & GARAGE

A driveway allows for off street parking and leads to a Garage/Store. The Garage has been divided to incorporate the Utility but still offers light and power in addition to useful storage

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the

benefit of recently replaced PVCu double glazed frames

COUNCIL TAX - The property lies within Band D (East Riding Of Yorkshire Council)

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AGENTS NOTE - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

VIEWING

Strictly by appointment with the sole agents

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not

yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES

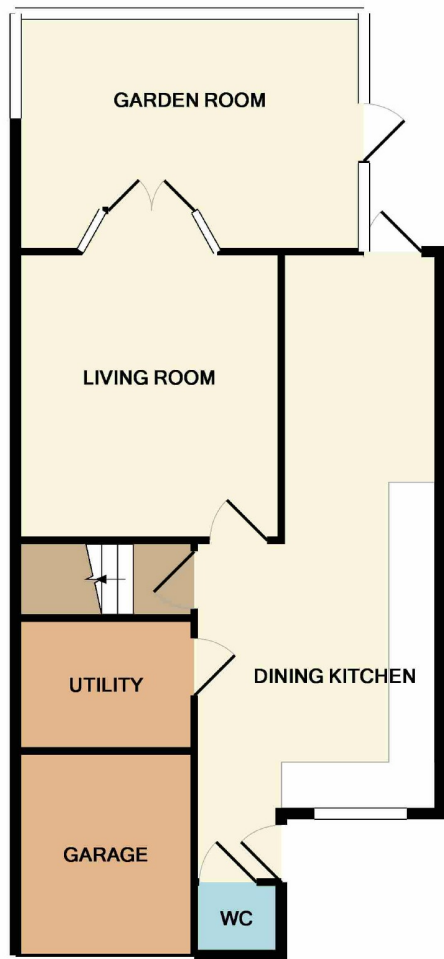
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

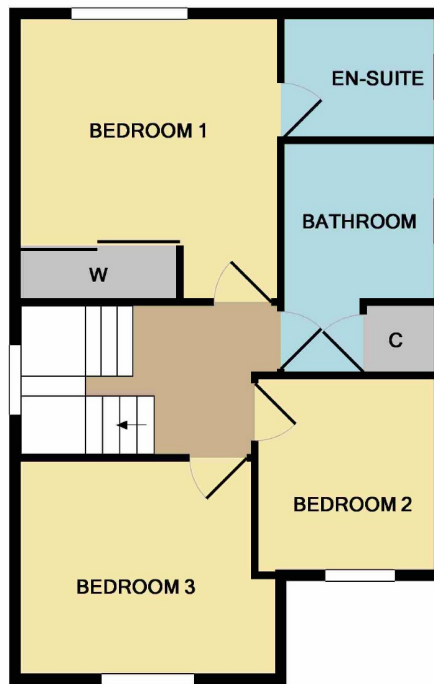
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





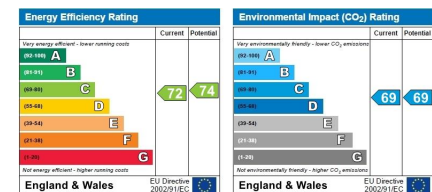


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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