



Park Road, Welton, HU15 1NW
£300,000


**Philip
Bannister**
Estate & Letting Agents

Park Road, Welton, HU15 1NW

Key Features

- Impressive Semi-Detached Home
- Stunning Living Kitchen With Island & Log Burner
- 3 First Floor Bedrooms
- Luxurious Family Bathroom + Shower Room
- Lounge Or Potential Ground Floor Bedroom
- Utility Room Off The Kitchen
- Attractive Rear Garden
- Driveway, Garage & Workshop/Shed
- EPC = TBC
- Council Tax = C

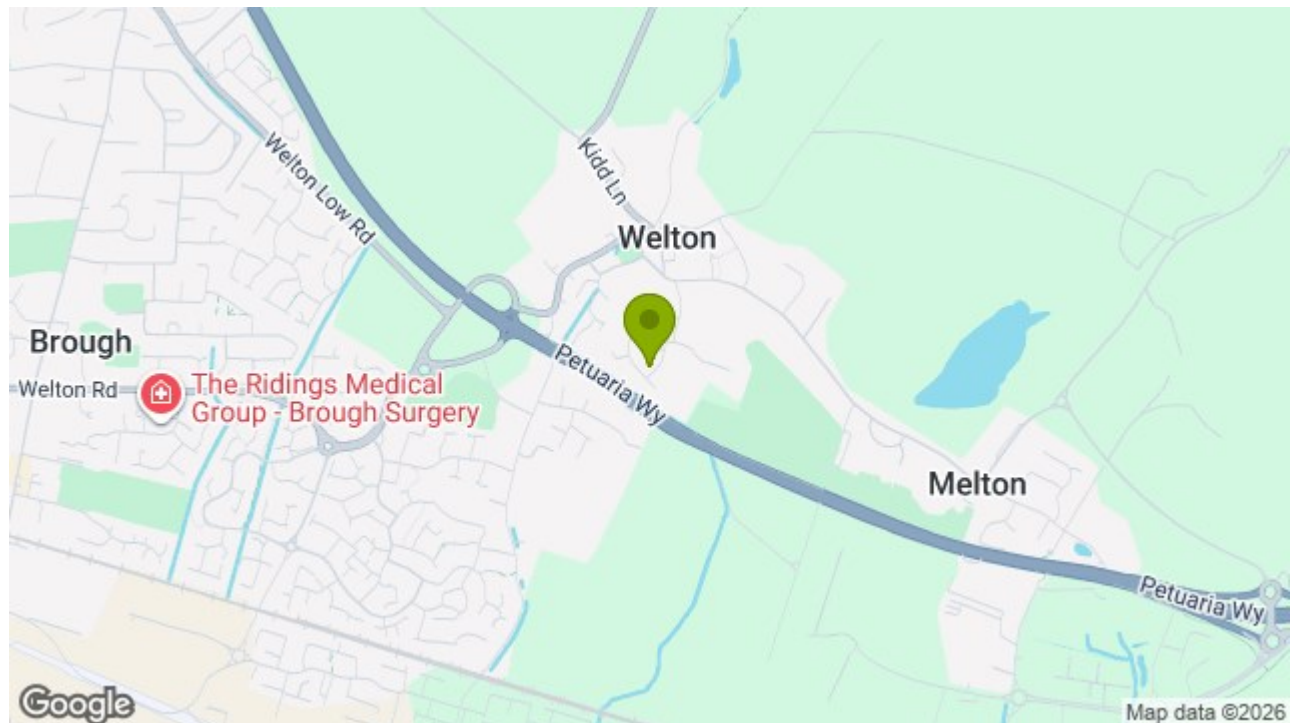
This impressive and versatile three-bedroom home offers spacious, beautifully presented accommodation arranged over two floors. Over the years, the property has been thoughtfully adapted to provide flexible living options. The welcoming entrance hall leads to a front-facing lounge, which could also serve as a fourth bedroom, with a conveniently located shower room opposite.

At the heart of the home is a stunning open-plan living kitchen, complete with integrated appliances, a central island, and a log-burning stove. A practical utility room is situated off the kitchen.

Upstairs, you'll find three well-proportioned bedrooms (two with fitted wardrobes) and a luxurious family bathroom featuring a freestanding bath.

Outside, the property benefits from attractive front and rear gardens, a block-paved driveway providing ample parking, and a garage with an adjoining workshop/shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway features a fitted storage cupboard with sliding doors, a staircase leading to the first floor and access to the internal accommodation.

LOUNGE/BEDROOM

A versatile front facing room which could be utilised as a lounge or an additional bedroom, having access to shower room positioned opposite. There is a large window to the front elevation.

SHOWER ROOM

Fitted with a three piece suite comprising WC and inset wash basin within a fixed storage unit, corner shower enclosure with a thermostatic shower and splashboards. There is a chrome ladder towel rail, partial wall tiling, illuminating mirror and a window to the side elevation.

LIVING KITCHEN

This stunning room forms the heart of the home and features both living and kitchen areas.

The kitchen is fitted with a comprehensive selection of high gloss wall and base units which are mounted with Quartz work surfaces. There is a composite 1 1/2 bowl sink unit with a mixer tap, a matching island unit with overhanging breakfast bar and a range of appliances to include a double oven/grill, induction hob beneath a suspended extractor hood and a larger fridge freezer.

The living area provides ample space for a three

piece suite, matching alcove units and a fireplace housing a log burning stove. There is a tiled floor throughout a sliding patio doors opening to the rear garden.

UTILITY ROOM

A useful space located off the kitchen, with fitted wall and base units, work surface and circular sink unit. There is a continuation of the tiled flooring, French doors leading to the garden and a window to the rear elevation.

FIRST FLOOR

LANDING

The landing offers access to the first floor accommodation. There is an attractive oak and glass balustrade guardrail, cupboard over the stairwell and a Velux skylight.

BEDROOM 1

A spacious double bedroom with a range of fitted furniture to include wardrobes, overhead cupboards, bedside cabinets and matching drawers. There is a window to the rear elevation.

BEDROOM 2

A second double bedroom with fitted wardrobes, overhead cupboards and matching drawers. There is a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with a window to the front elevation.

BATHROOM

The luxurious bathroom is fitted with a three piece suite comprising WC, counter-top wash basin and a stunning freestanding ball and claw bath. There are fitted storage units, chrome heated towel rail, wall

and floor tiling, an illuminated mirror and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with well stocked planting beds and a block paved driveway providing off street parking. The driveway continues to the side of the property and leads to a garage.

REAR

The attractive rear garden has been designed for low maintenance with a fabulous covered seating area with composite decking adjoining the kitchen and utility rooms. The rest of the garden is a mixture of artificial turf and gravel footpath leading to the garage and shed.

GARAGE

The brick-built garage features an up and over door, light and power supply. Double doors lead from the side to the garden.

WORKSHOP/SHED

To the rear of the garage is a composite workshop/shed, with sliding doors opening from the garden, it offers a variety of uses.

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 PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check



we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 in-house Mortgage Advice without any obligation. 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 Licensed 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?

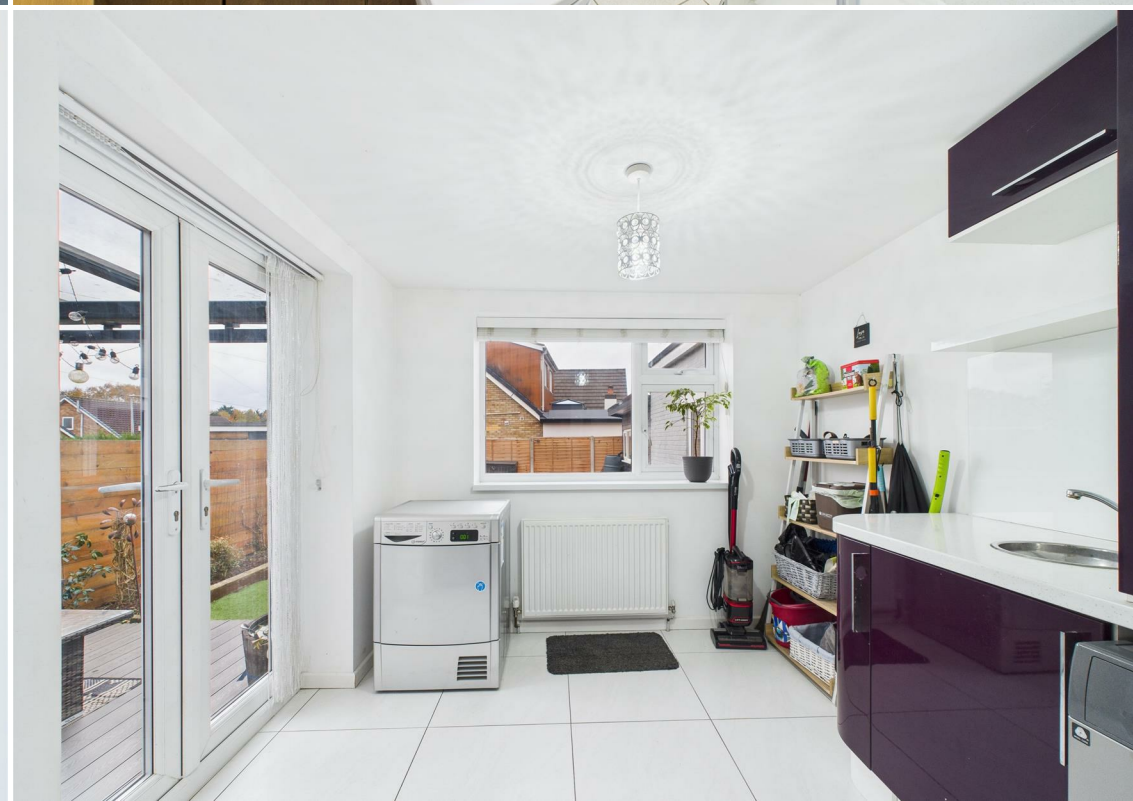
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area⁽¹⁾

1134 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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