



Bartams, Welton, HU15 1LX
£335,000


Bannister
Estate & Letting Agents

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Situated in the heart of the picturesque village of Welton, this beautifully presented three-bedroom detached family home is offered to the market with no onward chain. The property boasts generous and versatile living space, including three double bedrooms, an en-suite to the master, a family bathroom, and a convenient downstairs WC. Immaculately maintained throughout, it still offers scope for personalisation. Externally, the home benefits from a low-maintenance rear garden, driveway, and garage, making it an ideal choice for families or those seeking a spacious village residence.

Key Features

- Detached Family Home
- Highly Sought-After Location
- Quiet Cul-De-Sac
- Generous Living Accommodation
- No Onward Chain
- 3 Bedrooms + Study/Office
- Garage & Driveway
- EPC =C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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		





WELTON

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC, wash hand basin and a window to the front elevation.

LIVING ROOM

An extremely generous living room with feature fireplace housing a gas fire, two windows to the side elevation and one to the front, glazed double doors leading to the Dining Room.

DINING ROOM

A versatile reception room currently utilised as a Dining Room with French doors leading to the rear garden.

BREAKFAST KITCHEN

UTILITY ROOM

A handy utility room with base units, laminated work surface, stainless steel sink units, plumbing for an Automatic Dishwash and Automatic Washing Machine, tiled flooring, window and door to the rear elevation, access to the Garage.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with fitted wardrobes, alcove fitted shelving and cupboard, window to the front elevation and access to the en-suite.

EN-SUITE

A four piece suite comprising of a shower enclosure, a low flush WC, a wash hand basin and a bidet. Further benefitting from partially tiled walls, a window to the side elevation and a radiator.

BEDROOM 2

A further double bedroom with fitted wardrobe and window to the rear elevation.

BEDROOM 3

A bedroom of double proportions with fitted wardrobes, window to the rear elevation and access to the Study.

STUDY

A useful addition to the property providing a versatile space ideal for a study or dressing room, benefitting from a Velux window and eaves fitted storage cupboards.

BATHROOM

With a three piece suite comprising of a panelled bath, a low flush WC and a wash hand basin. Further benefitting from tiled walls, a radiator and a window to the front elevation.

EXTERNAL;

FRONT

To the front of the property is a brick-set driveway and an artificially turfed lawn.

REAR

This low-maintenance superbly landscaped garden features decorative gravel, paved pathways, and a choice of seating areas. Well-kept shrubs, raised beds, and colourful pots add charm, while tall hedges and fencing provide excellent privacy. Perfect for relaxing or entertaining with minimal upkeep.

GARAGE

With light and power and an electric up and over door.

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 replacement 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 E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

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.

TENURE

We understand that the property is Freehold.

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. 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.

AGENTS 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 NTSEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT),

Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Ground Floor



First Floor

Approximate total area⁽¹⁾
1486 ft²
Reduced headroom
35 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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