Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









7 Reynolds Close, Melton, East Yorkshire, HU14 3HR

- Cul-de-Sac Position
- 2 Double Bedrooms
- Lounge & Conservatory
- Council Tax Band = C
- Full Refurbishment Required
- Driveway & Garage
- No Onward Chain
- Freehold / EPC = E

£175,000

INTRODUCTION

Occupying a cul-de-sac position, this two bedroom semi-detached bungalow offers spacious accommodation and considerable scope for improvement. The property requires a comprehensive programme of refurbishment, including re-wiring and remedial works to address areas of apparent dampness and water damage. Offered for sale with no onward chain, the property provides an opportunity for a purchaser to renovate and improve to their own requirements.

The accommodation comprises an entrance hall, spacious lounge, conservatory, kitchen, two double bedrooms, shower room and separate WC.

Outside, there is a lawned garden to the front, together with a side driveway providing ample off-street parking and access to a detached garage. To the rear is a lawned garden bordered by established laurel hedging.

LOCATION

Reynolds Close is a popular residential street scene situated off Melton Road, Melton. The property lies close to South Hunsley secondary school and also provides convenient access to the A63/M62 motorway network. The surrounding villages of Brough, Elloughton and North Ferriby provide an excellent range of shops, recreational facilities and amenities including a mainline railway station.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard.

LOUNGE

Spacious lounge with window to the front elevation and door leading through to the conservatory.





CONSERVATORY

With door leading out to the garden.



KITCHEN

With base and wall units, laminate worktops, sink and drainer and a four ring gas hob. Window and external access door to rear.





BEDOOM 1

With fitted wardrobes and drawers. Window to the front elevation.



BEDROOM 2

With built in wardrobes and cylinder cupboard. Window to the rear.



SHOWER ROOM

With suite comprising a shower enclosure and wash hand basin. Window to side.



WC

With low flush W.C.

OUTSIDE

There is a lawned garden to the front, together with a side driveway providing ample off-street parking and access to a detached garage. To the rear is a lawned garden bordered by established laurel hedging.





HEATING

Gas central heating is installed.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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, such as floor coverings, curtains and light fittings. 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.

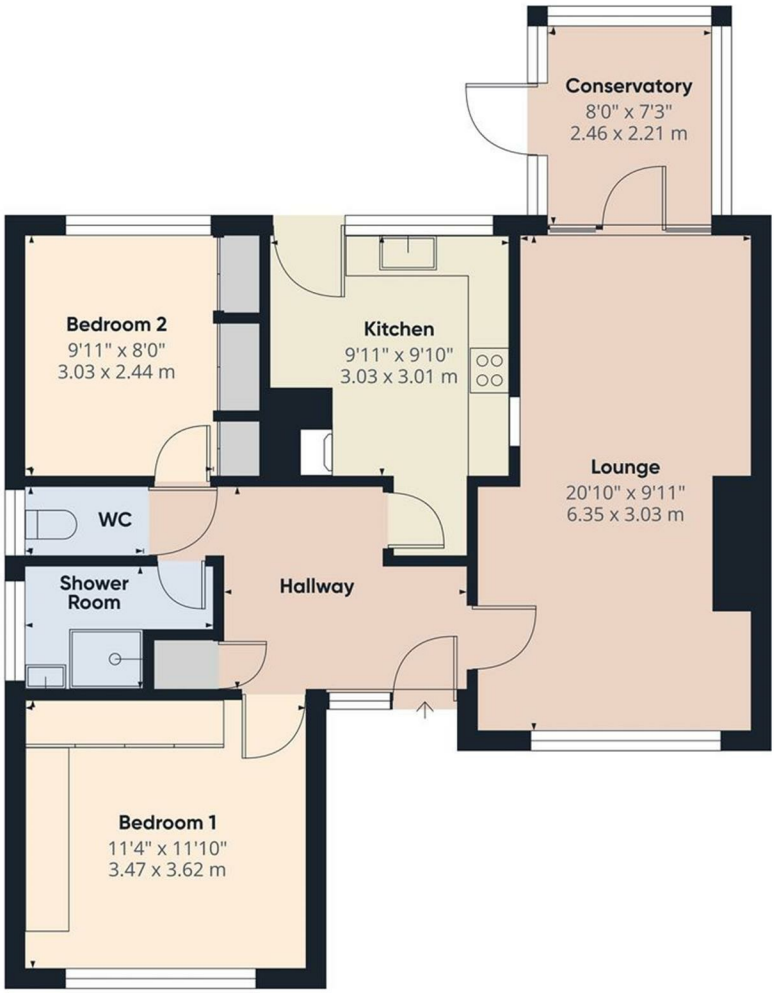
PROGRESSING AN OFFER

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.


WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Brough
Welton
Petuaria Wy
Swanland
Tranby Ln
Kemp Rd
Petuaria Wy
Petuaria Wy
North Ferriby
Humber
Google
Map data ©2026 Google



Approximate total area(1)

760 ft²

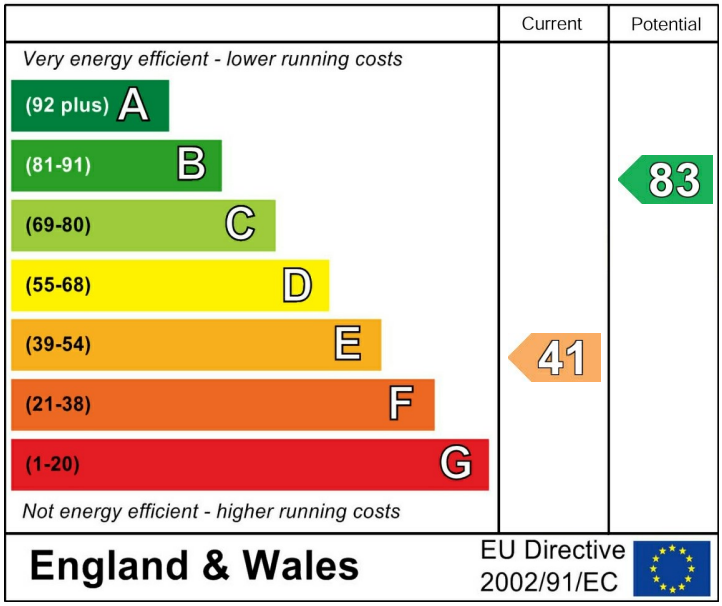
70.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

