Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



Plot 3, 9 Welton Road, Brough, East Yorkshire, HU15 1DR

- Stunning New Build
- Outstanding Detached House
- High Quality Specification
- Council Tax Band = TBC
- 4 Bedrooms
- Such a Convenient Location
- By Gullaksen Developments LTD
- Freehold/EPC = TBC

£525,000

INTRODUCTION

This stunning newly built home combines thoughtfully designed accommodation with an exceptional specification and meticulous attention to detail. Constructed by Gullaksen Developments Limited, who are fast establishing a reputation for creating some of the area's finest homes, the property forms part of an exclusive development of just three residences, discreetly positioned off Welton Road close to Station Road and the highly regarded Cave Road.

Beautiful materials and quality finishes feature throughout, complemented by excellent levels of energy efficiency for cost-effective day-to-day living. The spacious entrance hallway opens through sliding doors into a spectacular living room having bi-fold doors connecting seamlessly to the westerly facing rear garden. There is a dining area, again with bi fold doors which also has an open link to the extensively fitted kitchen with island unit completes this impressive open-plan space, while a separate utility room and cloakroom/W.C. provide everyday practicality.

To the first floor are four generously proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a stylish family bathroom. Further features include quality uPVC double glazing and gas-fired central heating, with underfloor heating throughout the ground floor and radiators to the first floor.

Tucked away at the end of the private driveway with no passing traffic, the property enjoys an attractive and secluded position. A turning area and dedicated side driveway provide access to a detached garage, while the landscaped rear garden benefits from a desirable westerly aspect.

LOCATION

The properties are built on the former site of 9 Welton Road which lies close to the junction with Station Road and the well renowned Cave Road, making this an ideal location for all that Brough and the surrounding area has to offer.

Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ROOMS AND DIMENSIONS

9'3" x 4'11" (2.83m x 1.50m)
Entrance Hall
Cloaks/W.C.
Living Room 4.20m x 4.57m approx. (13'9" x 15'0" approx.)
Dining Room 4.20m x 4.63m approx. (13'9" x 15'2" approx.)
Kitchen 4.01m x 4.58m approx. (13'1" x 15'0" approx.)
Utility 2.83m x 1.50m approx. (9'3" x 4'11" approx.)
Landing
Bedroom 1 3.36m x 4.58m (11'0" x 15'0" approx.)
En-suite
Bedroom 2 3.21m x 4.58m approx. (10'6" x 15'0" approx.)
Bedroom 3 2.80m x 4.63m (9'2" x 15'2" approx.)
Bedroom 4 2.97m x 3.52m (9'9" x 11'7" approx.)
Bathroom

HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of quality double glazing.

TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. We would recommend a purchaser make their own enquiries to verify this.

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

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. Please clarify any point of particular importance to you and check specification and materials before making an offer as brick and tile colours may vary between plots (if applicable).

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.

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, floorplans, site plans, sketches, 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.

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.

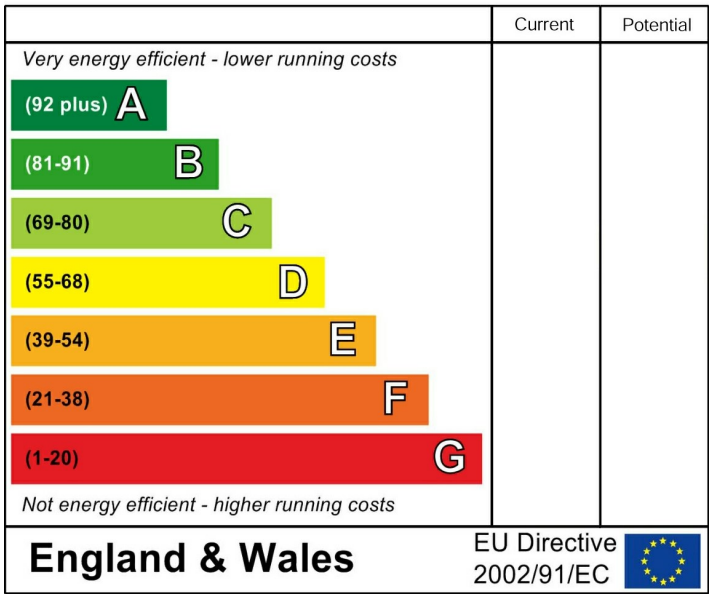

Ellerker
Brantingham
WELTON WO
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Crabley Creek
Welton
Brough
Petuaria Wy
Melton
Humber
Google
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Total area: approx. 162.1 sq. metres (1745.0 sq. feet)

9a Welton Road

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

