Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









9 New Village Road, Little Weighton, East Yorkshire, HU20 3XH

- Individual Detached House
- 4 Beds / 3 Baths
- Period Features
- Council Tax Band = E
- Approx. 2,000sq.ft. of Accom.
- 0.6 Acre Plot
- Triple Garaging
- Freehold / EPC = E

Guide Price £625,000

INTRODUCTION - INSIDE NO. 9!

An attractive four bedroom, three bathroomed detached house dating from the early 1900's with later single and two storey extensions, sited on a large 0.6 acre plot with mature gardens and established trees, triple detached garage and plentiful parking. This impressive property is approximately 100 years old and exudes many period features. The current owners bought the property in 1985 and have, over the years, extended and improved the house together with designing and maintaining the lovely mature gardens which surround the property to all sides.

With approximately 2,000 sq ft of living accommodation, this home offers plentiful, flexible accommodation with an attractive long frontage to New Village Road, a private cul-de-sac.

The accommodation is depicted on the attached floorplan and briefly comprises two formal reception rooms with bay windows, dining kitchen which itself is open plan through to the stunning living room, which overlooks the gardens. There is a large entrance lobby accessed from the side drive together with a utility room and downstairs shower room. Upon the first floor are four bedrooms served by an en-suite to bed one and a further house bathroom.

The property enjoys a gated driveway, excellent parking and a triple garage complex which also offers a separate room that could be utilised for a variety of purposes.

LOCATION

FOR SAT NAV USERS HU20 3XH

The property is situated on New Village Road, off Rowley Road, Little Weighton. This popular village has, in its centre, an attractive duck pond and green, a village shop, with post office, church, village hall, playpark, a popular public house, a junior school and a nearby vehicle repair garage. There is a regular bus service to Beverley and Hessle.

Beverley: 5 miles
Cottingham: 5 miles
Kingston Upon Hull: 10 miles
A63/M62: 5 miles



ACCOMMODATION

A timber framed porch leads to the entrance door with attractive leaded glazed insert to:



SIDE ENTRANCE HALLWAY

11'6" x 10'4" (3.52m x 3.17m)
With terracotta tiled floor, two double radiators. Ceiling spotlights.

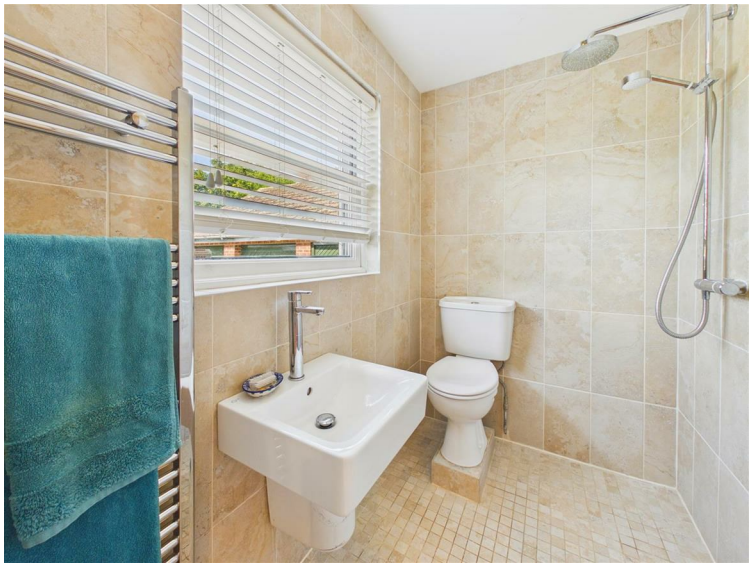




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WET ROOM

7'3" x 4'6" (2.21m x 1.38m)
Fully tiled to walls and floor, with mains shower, W.C. and wash hand basin in white . Heated towel rail.



UTILITY ROOM

11'6" x 6'7" (3.51m x 2.02m)
With terracotta tiled floor, plumbing for washing machine and dishwasher. Large Belfast sink and shelved pantry cupboard.

DINING KITCHEN

17'2" x 10'8" (5.24m x 3.26m)
With original quarry tiled floor, oil fired AGA (green) in fireplace recess with mantel over. Original pine cupboards and drawers. Range of timber floor units with quartz worktops, incorporating a Belfast sink, integrated fridge, combination oven/microwave and ceramic hob.





LIVING ROOM

15'11" x 15'5" (4.87m x 4.71m)
Leading off the kitchen, with reclaimed planked timber floor, windows to three sides including a French door leading to outside decking area. Two double radiators. LED spotlights to the ceiling. TV aerial point.



DINING ROOM

13'0" x 13'0" (3.98m x 3.97m)
Pine fire surround and mantel with quarry tiled hearth and Dovre wood burner. Large bay window to front elevation and side window. Double radiator.



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SITTING ROOM

13'0" x 12'11" (3.97m x 3.96m)
Pine fire surround and mantel with quarry tiled hearth and cast iron insert and basket. Large bay window to front elevation and side window. Double radiator, TV aerial point.



FRONT ENTRANCE HALLWAY

3'8" x 6'6" (1.13m x 2.00m)
With original front door having attractive glazed and leaded insert.



FIRST FLOOR

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LANDING

Half Landing with window overlooking the rear garden.



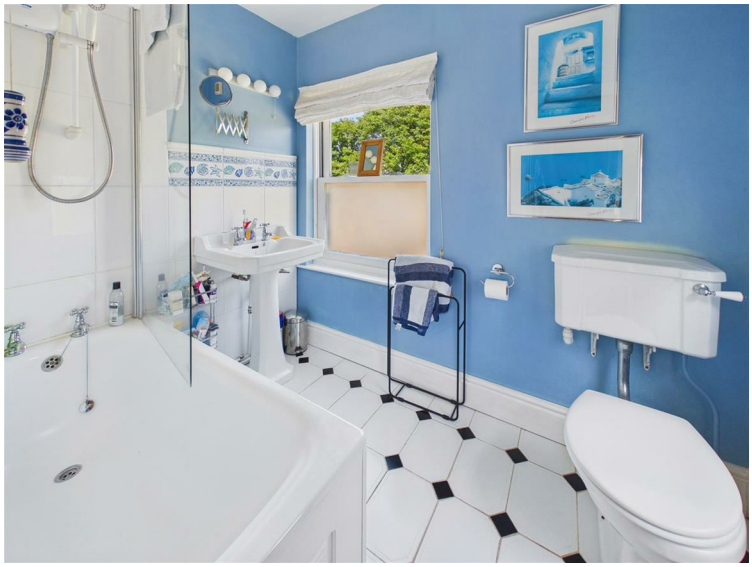
BEDROOM 1

16'4" x 11'5" (4.98m x 3.49m)
With reclaimed planked timber floor, dual aspect windows, two double radiators and walk-in cupboard/wardrobe.



EN-SUITE

7'11" x 5'7" (2.42m x 1.71m)
With tiled floor, tiled to bath and pedestal wash hand basin. White suite comprising panelled bath with Triton electric shower over with glass shower screen, pedestal wash hand basin and W.C. Double radiator. Dual aspect windows.



BEDROOM 2

13'0" x 12'11" (3.97m x 3.96m)
Overlooking the front garden. With original fireplace. Double radiator. Planked timber floor.



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BEDROOM 3

10'9" x 13'0" (3.28m x 3.97m)
Overlooking the front garden. With original cast iron fireplace and surround. Wash hand basin. Radiator. Built in original timber wardrobe. Two wooden bookshelves.



BEDROOM 4

10'11" x 11'0" (3.34m x 3.36m)
Overlooking the rear garden. With radiator and cupboard with radiator utilised as an airing cupboard. Built in bookshelves.



BATHROOM

6'0" x 7'5" (1.83m x 2.27m)
Overlooking the front garden. With ceramic tiled floor, tongue and groove effect panelling to half height. White suite comprising panelled bath with mixer tap and shower head, pedestal wash hand basin and W.C. Double radiator.



OUTSIDE

The property sits in a large, mature garden with lawns, flower borders, trees, patio spaces and a raised vegetable bed. There is a vegetable and fruit garden accessed via paved walkway which also leads to an alloy glasshouse with quarry tiled floor. The overall plot extends to 0.6 acre.

The combination of trees and shrubs provides a good habitat for many garden birds including blue tits, long tailed tits, greenfinches, goldfinches, wrens, robins and the occasional woodpecker. The current owners leave the grass in the orchard to grow long through the spring and summer which encourages bio-diversity of insects and small mammals, so much so that a barn owl can be seen perched on a branch of the larch tree from time to time, looking for mice and voles.

To the side of the house is a gated driveway providing parking for several cars and leading to the triple garage in a single brick and tile building.







REAR VIEW



TRIPLE GARAGE COMPLEX

Garage 1: (5.17m x 6.85m)
With two up and over doors to drive. Electric light and power. Concrete floor. Timber storage shelving. Door to storeroom/office.
Garage 2: (4.56m x 4.64m)
Up and over canopy door to drive. Concrete floor. Electric socket and light.
Insulated store room/Office: (4.09m x 1.99m)
Twin fluorescent ceiling lights. Electric sockets. Doors to garage and to patio area.



TENURE

The property is offered freehold with vacant possession on completion.

SERVICES

The property is served by mains metered water and electricity. Heating is from an externally sited Worcester Greenstar oil fired boiler, the oil fired Aga, with a supplementary heating source in the form of the Dovre wood burner in the dining room.

JOINT AGENTS

Prospective purchasers are advised that Limb Estate Agents Ltd are acting as joint agents in the sale of this property with Michael Glover LLP.

DECLARATION OF INTEREST

Prospective purchasers are advised that Michael and Sara Glover of Michael Glover LLP, joint agents in the sale of this property, are also owners of the property, which they have held and lived in for 41 years .

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COUNCIL TAX BAND

The house falls within Council Tax Band E, giving rise to an outgoing for the current financial year of £3014.79.

This banding incorporates a one band reduction due to a disabled resident. It is understood that without that reduction, an increase of approximately £90 would be added to the Council Tax charge for the current year.

ENERGY PERFORMANCE CERTIFICATE

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bill are likely to be. This property is currently rated an E with a score of 53 and has a potential of a rating of C and a score of 69. Please find the EPC graph at the end of this brochure.
For properties in England and Wales, the average rating is D and average score is 60.
The full details can be accessed vi the link below:
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2035-9630-2596-7421

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. Fixed carpets and curtains are included in the guide price. Certain other items may be available by separate negotiation as to price. 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.

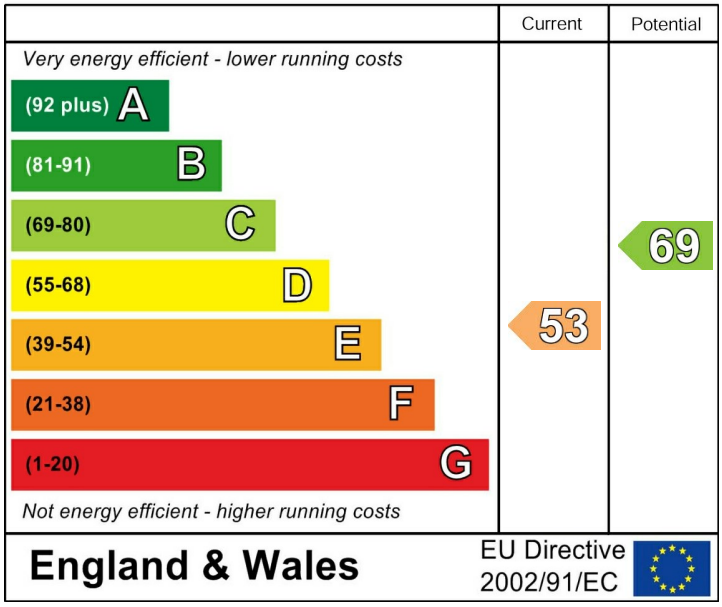




Total area: approx. 185.6 sq. metres (1998.2 sq. feet)

9 New Village Road

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

