CLUBLEYS

66, Common Lane, Welton, HU15 1PT
£425,000

Coming Soon..

Contact Brough Office on 01482 662211

CLUBLEYS

COMING TO THE MARKET VERY SOON

A stunning four-bedroom detached house offers an exceptional blend of modern quality living. Built in 2008, thoughtfully extended and upgraded to a high standard, making it an ideal family home.

As you enter through the automated gates, you are greeted by a sense of security and elegance. The interior boasts three spacious reception rooms, providing ample space - being the heart of the home is undoubtedly the open-plan area enhanced by bi-fold doors, seamlessly connecting the indoor and outdoor spaces, perfect for family gatherings or summer barbecues.

The property features four generously sized double bedrooms, including a master suite complete with an ensuite bathroom for added privacy. Bedroom two is particularly noteworthy as it has versatile use offering a touch of luxury. In addition, a well-appointed bathroom, ensuring convenience for all family members and guests.

Outside, the private enclosed rear garden is a perfect retreat ideal for alfresco dining. The extensive parking facilities, including space for multiple vehicles and a double garage combined with out door bar area, all adds to the practicality of this remarkable home.

This property truly oozes charm and quality, making it a must-see for those seeking a spacious and stylish family residence in a sought-after area. For further details, please do not hesitate to contact the selling agent.

Tenure: Freehold
BAND: E

clubleys.com

Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

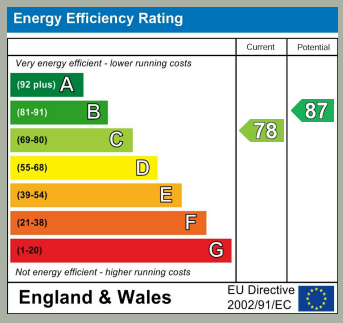
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.