



9, St. Annes Walk,  
Welton, HU15 1NP  
Guide Price £320,000



## ABOUT THE PROPERTY

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A quaint semi-detached house that is perfect for families seeking both space and comfort. Deceptive in terms of size and space, internal viewing is a real must!

This well-maintained property is situated in a peaceful cul-de-sac, upon entering, you are greeted by a welcoming entrance hall that leads to a versatile office or study space, ideal for those who work from home. The ground floor boasts two generous reception rooms, including a bright living room and a dining kitchen that flows seamlessly into a lovely conservatory/sun room, perfect for enjoying the natural light. Additionally, the ground floor features a master bedroom that can also serve as a dining room, along with a stylish shower room.

The first floor is home to three good size double bedrooms, each equipped with built-in storage, providing ample space for personal belongings. A well-appointed family bathroom completes this level, ensuring convenience for all.

Externally, the property offers beautiful matured front and rear gardens, complemented by a side driveway that accommodates parking for up to three vehicles. The rear garden is designed for relaxation, featuring a patio and decking area. Furthermore, there is convenient undercover access to a converted garage space, currently used as a utility room and storage area.

This property really is a little gem!  
\*\*No Chain\*\*







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE HALL

Feature front entrance door with modern side glazed panels gives access to the spacious entrance hall. Recessed storage cupboard, stairs off to the first floor and coving to the ceiling.

#### SHOWER ROOM

2.01m x 1.68m (6'7" x 5'6")

Upgraded modern suite comprising of extra large walk in shower with glass screen, waterfall shower and hand held attachment. Vanity sink unit with moulded sink, high gloss work surface, storage underneath and concealed Wc. Wood effect vinyl flooring, tall chrome towel radiator and wall mounted light up mirror with shaver point. Full complimentary tiling to the walls and extractor fan.

#### DINING ROOM/BEDROOM TWO

4.44m x 3.29m (14'6" x 10'9")

Spacious room to the front elevation with coving to the ceiling, recessed area with spotlights and under stairs cupboard.

#### INNER HALLWAY/OFFICE SPACE

A perfect versatile space used as a dining space by the current owners. UPVC double glazed window to the side elevation.

#### LIVING ROOM

4.79m x 3.32m (15'8" x 10'10")

Double doors off the entrance hall gives access to the living room with a fantastic feature log burner sitting on a slate hearth with wall mounted timber mantle. Coving to the ceiling and patio doors give access to the sun room.

#### KITCHEN

4.41m x 2.94m (14'5" x 9'7")

A sociable room with wood effect laminate flooring, coving to ceiling and ceiling spotlights. Fitted with a range of modern contrasting wall and base units with complimentary work surfaces, breakfast bar, stainless steel sink unit, freestanding gas oven with gas hob, concealed extractor fan over, integrated microwave and integrated fridge. Further space for another fridge or freezer. Double glazed door leading into the sun room and French doors lead out to the delightful rear garden.

#### SUN ROOM

3.24m x 2.80m (10'7" x 9'2")

Overlooking the rear gardens with laminate flooring and side door off.

#### FIRST FLOOR

##### LANDING

With hatch to loft space and eye level storage cupboard.

##### MASTER BEDROOM

3.55m x 3.33m (11'7" x 10'11")

Spacious room to the rear of the property with a fantastic range of modern fitted furniture comprising of two double wardrobes with storage draws under, bedside cabinets and dressing table.

##### BEDROOM THREE

4.72m x 2.96m (15'5" x 9'8")

Double room to the rear of the property with a range of fitted

modern furniture with two double wardrobes, storage drawers and over head storage units.

##### BEDROOM FOUR

2.56m x 3.35m (8'4" x 10'11")

Double room to the front of the property with a range of fitted furniture comprising of two double wardrobes, single wardrobe, dressing table and bedside cabinet.

##### FAMILY BATHROOM

2.55m x 2.41m (8'4" x 7'10")

Upgraded superbly presented contemporary suite comprising of free standing bath with central mixer tap and hand held shower attachment. Vanity sink unit with moulded sink, high gloss work surface with storage underneath and concealed Wc. Hexagon shower cubicle with waterfall shower and hand held attachment. Tall chrome towel radiator, light up mirror with shaver point, recessed spotlights to the ceiling and extractor fan. Complimentary full tiling to the walls and wood effect vinyl flooring.

##### OUTSIDE

Long side driveway provides off street parking. There are beautifully tended gardens to the front and rear of the property and to the rear is a full width Veranda with a further raised timber decked area overlooking the mature shrubs and rockeries. Outside tap and shed. We understand from the current sellers that the garden has a south facing aspect.

##### GARAGE/UTILITY/STORAGE

Fully insulated, the garage is currently used as a large utility with power and light, wall and floor units with work surfaces and stainless steel sink unit. Further electrical points for additional electrical goods and plumbing for washing machine.

##### ADDITIONAL INFORMATION

###### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

###### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

###### \*Referral Fees

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.

##### SERVICES

Mains gas, electricity and drainage are connected to the property.

##### APPLIANCES

No appliances have been tested by the agents.



Ground Floor



First Floor



#### 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.

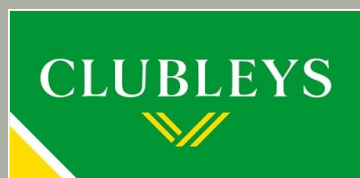
#### MORTGAGES

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](mailto: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.

#### 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.



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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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |