



16, Chapel Hill,  
Brough, Welton, HU15 1PD  
£270,000





## ABOUT THE PROPERTY

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They say location is everything! Tucked away in the village of Welton, this delightful contemporary cottage style home on Chapel Hill offers the perfect property, in a sought-after location. Residents can enjoy the tranquillity of country walks right on their doorstep, making it an ideal retreat for nature lovers, dog walkers and hikers.

The property has bags of style and offers a spacious lounge/dining room providing ample space for relaxation and entertaining. This versatile space can be tailored to suit your lifestyle and has the benefit of a sun room off the kitchen. The three bedrooms offer a peaceful sanctuary, tastefully designed to feel relaxed and cosy. The house features a stylish shower room. The garden to the rear offers mature planting and feels alive with wildlife. This home is perfect for those seeking a balance between modern living and the charm of a semi rural setting.

With its proximity to local amenities and the picturesque surroundings of Welton, this property presents an excellent opportunity for anyone looking to settle in a friendly community. Whether you are a first-time buyer or seeking a family home, this house is sure to impress. Don't miss the chance to make this lovely home your own and enjoy the serene lifestyle that Welton has to offer.

EPC RATING: C









Tenure: Freehold  
Band:

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

3.73m x 1.30m (12'2" x 4'3")

Front entrance door leads into the welcoming hallway with stairs off to the first floor, feature panelling and understairs storage cupboard. Laminate flooring.

### UTILITY ROOM

With space for a washing machine and tumble dryer. Wall mounted central heating boiler.

### LIVING/DINING ROOM

6.40m x 3.37m (20'11" x 11'0")

Accessed from the hallway this beautifully presented welcoming space is dual aspect and has a bow window to the front elevation, patio doors to the rear and a feature recessed fireplace with timber mantle and marble effect hearth. Laminate flooring.

### KITCHEN

3.63m x 2.64m (11'10" x 8'7")

Having an excellent range of modern wall and floor units with complimentary worksurfaces and downlights incorporating a stainless steel sink unit, split level oven, four ring gas hob with stainless steel extractor over, integrated fridge and freezer. Complimentary tiling to the walls and floor, recessed storage cupboard and archway into..

### SUNROOM

2.98m x 2.13m (9'9" x 6'11")

Overlooking the rear garden, with tiling to the floor and patio door off.

## FIRST FLOOR

### LANDING

Split level landing with deep recessed window, dado rail and hatch to the loft space.

### BEDROOM ONE

3.95m x 3.16m (12'11" x 10'4" )

Spacious double to the front of the property, with feature panelling to one wall.

### BEDROOM TWO

3.37m x 3.19m (11'0" x 10'5")

Spacious double to the rear of the property, with feature panelling to one wall.

### BEDROOM THREE

2.71m x 2.42m (8'10" x 7'11")

To the rear of the property, currently being used as a dressing room.

### SHOWER ROOM

2.96m x 1.66m (9'8" x 5'5")

Contemporary shower room with extra large walk in shower, low level Wc and feature vanity unit with sink, wooden worksurface and storage drawers under. Modern tiling to the walls, laminate flooring and ceiling lights.

### OUTSIDE

The front garden is laid to lawn with stone steps leading up to the property, the side driveway provides ample off street parking leading to the garage with up and over door. The generous rear garden has a large paved patio area adjacent to the property and layers up to the rear with steps up, mature planting and feature archway.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND B

EPC RATING C

FREEHOLD

#### \*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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

Mains drains, water, gas and electricity.

## APPLIANCES

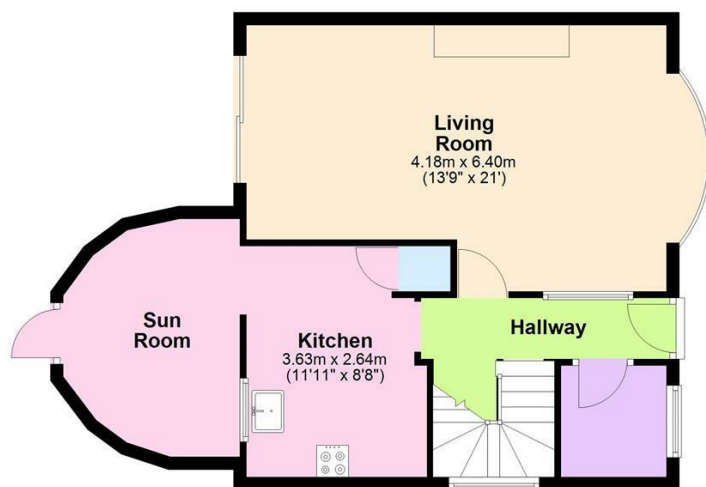
None of the appliances have been tested by the agents.



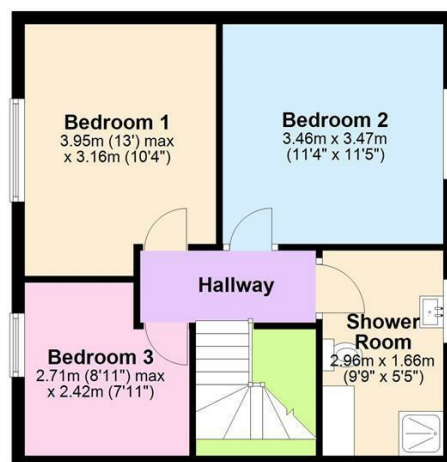




**Ground Floor**



**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>

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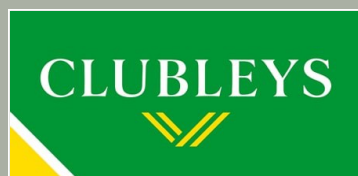
#### MORTGAGES

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.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC