

LEONARDS

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Estate Agents
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70 Munstead Way, Welton, Brough, East Yorkshire, HU15 1FN

- Well Presented Four Bedroom Mid Terrace Family House
- Modern Fittings and Décor compliment this Lovely Home
- Fitted Kitchen with a range of Appliances
- Three First Floor Bedrooms and Family Bathroom
- Enclosed Rear Area with Allocated Parking
- Must Be Viewed to Appreciate The Space Provided
- Entrance Hall with Cloakroom off
- Rear Facing Living Room with Dining Area
- Second Floor Master Bedroom Suite with En Suite Shower Room
- Single Integral Garage

Offers In The Region Of £235,000



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70 Munstead Way, Welton, Brough, East Yorkshire, HU15 1FN

Nestled in the charming area of Munstead Way, Welton, Brough, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for all occupants. The thoughtful design of the property maximises space and light, creating a pleasant living environment throughout.

For those with vehicles, the property includes off road parking and a garage, a valuable feature in today's busy world. The location is conveniently situated, providing easy access to local amenities, schools, and transport links.

This home presents an excellent opportunity for anyone looking to settle within this community while enjoying the comforts of a well-appointed residence. Seeking your next family home, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.

Location

The property is located off Ruskin Way on a development within the popular village of Brough which offers a vast array of amenities and services including primary schools, nearby South Hunsley senior school, supermarkets, petrol filling station, library and doctors surgery. Brough has excellent transport links lying just off the A63/M62 and with its own main line railway station.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Part tiled flooring, radiator and stairs leading off to the first floor accommodation.

Cloakroom WC

2'10" x 5'9" (0.867m x 1.758m)

Suite of WC and wash hand basin, part tiled walls, tiled flooring, radiator and extractor fan.

Fitted Kitchen

8'1" x 12'6" (max) (2.483m x 3.830m (max))

A lovely front facing room, fitted with a comprehensive range of matching base and wall units in a dark grey matt finish with contrasting work surfaces over which incorporate a single bowl sink unit with mixer tap. Appliances of electric oven and hob with hood over, washing machine, fridge/freezer and dishwasher. Concealed gas fired central heating boiler, part tiled walls, tiled flooring, radiator, extractor fan and window to the front elevation.

Living Room with Dining Area

15'0" x 16'5" max sizes (4.591m x 5.019m max sizes)

Overlooking the rear garden, this delightful room has space for living and dining areas. French doors open onto the rear with an adjoining window. Modern styling with part panelled effect walls, wooden effect flooring, radiator and under stairs cupboard.

First Floor Landing

Stairs provide access to the second floor bedroom suite. Radiator, cylinder cupboard and access into the first floor rooms off.

Bedroom Two

8'5" x 14'8" max (2.580m x 4.478m max)

Window to the front elevation, radiator and part panelled effect walls.

Bedroom Three

8'5" x 12'0" to back of wardrobes (2.571m x 3.659m to back of wardrobes)

Window to the rear elevation, radiator and range of wardrobes.

Bedroom Four

6'3" x 8'8" (1.928m x 2.653m)

Window to the front elevation and radiator.

Family Bathroom

6'3" x 5'5" (1.912m x 1.670m)

Fitted with a modern white suite of bath with mains shower attachment to the taps with screen, vanity unit with wash hand basin and WC. Window to the rear elevation, radiator, extractor fan, part tiled walls and tiled effect flooring.

Second Floor

Access into:

Master Bedroom

15'0" max x 16'3" max + dormer (4.574m max x 4.959m max + dormer)

A super master bedroom suite with dormer window to the front elevation, store cupboard, radiator and access to roof void. Access into:



Dressing Area

6'6" to wardrobes x 6'4"m (2.002m to wardrobes x 1.948m)

Roof light window to the rear, range of wardrobes and radiator. Access into:

En Suite Shower Room

6'3" x 6'4" (1.915m x 1.945m)

Suite of shower cubicle, wash hand basin and WC. Roof light window to the rear, part tiled walls and radiator.

Outside

Small front garden area with access to the main entrance door. The rear garden is enclosed with lawn and decked areas. There is a single allocated car parking space at the rear.

Garage

9'3" x 19'10" (2.841m x 6.066m)

Off set from the property, beneath the next door apartment. With up and over front access door, light, power and window to the rear elevation.

Energy Performance Certificate

The current energy rating on the property is C (74).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an employee of Leonards.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number WEL083070000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

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

Tenure

There are two titles registered for this property. The house has a Freehold title and the garage has a leasehold title with a term of 155 years from 1st January 2010.

Viewings

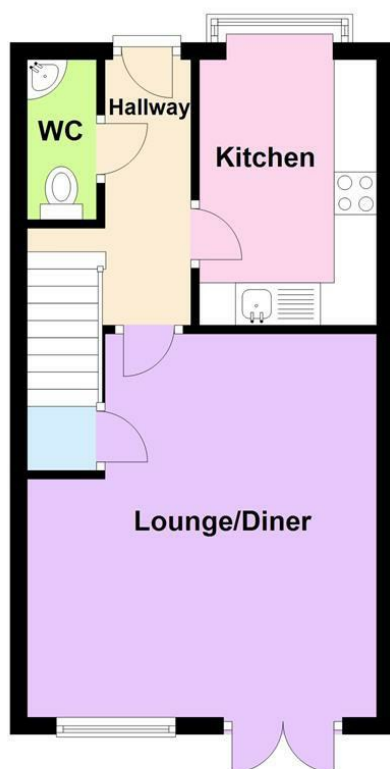
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

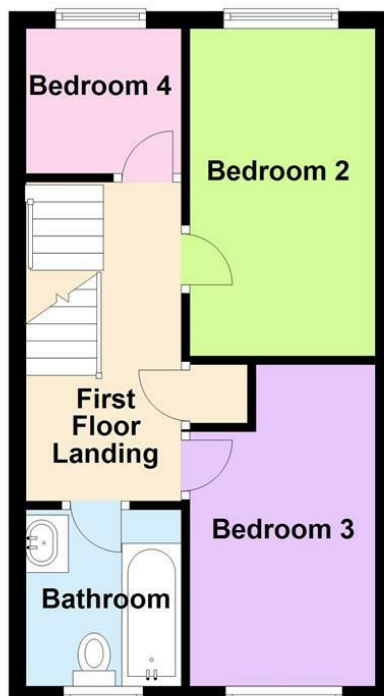
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



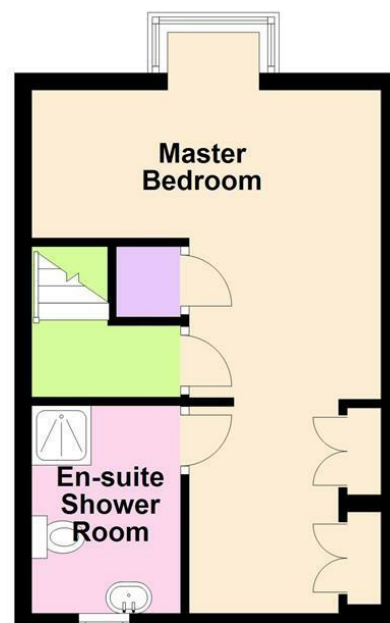
Ground Floor



First Floor



Second Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

70 Munstead Way, Brough

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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