Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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1 Shaw Avenue, Welton HU15 1YA

Asking price £359,950

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- Recently constructed by Beal Homes
- Beautifully presented throughout
- Light and bright
- High specification
- Convenient for South Hunsley School
- Off-street parking and garage
- EPC - B

Beautifully presented and with a light and bright ambience, this fabulously laid out modern house will not fail to impress. In a convenient location both for South Hunsley School and the motorway, the property was constructed with additional extras which have had relatively little use.

Offering four bedrooms, two of which have en-suite bathrooms, the property also has a superb open plan dining kitchen, a well proportioned garden with summerhouse (offered by separate negotiation), off-street parking and garage.

LOCATION
The property is located on Shaw Avenue which is part of the recently constructed Turpins Heath Development by Beal Homes. Accessed off Common Lane close to the Welton Cricket Club, the property is in a superb position for accessing the M62/A63 and South Hunsley Secondary School.

Welton provides a very convenient village location to access the A63/M62 which links Hull with the rest of the country. With a number of local services including a highly regarded public house and restaurant, Welton lies in the catchment area of the highly regarded South Hunsley Secondary School and Welton Primary School. Brough lies close by with a wide array of amenities including a Morrisons supermarket and a main line railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
A modern composite glass panelled front door, stairs to the first floor accommodation with storage cupboard under, internal oak doors providing access to the principal rooms with double doors opening into the dining kitchen.

LIVING ROOM
13'2" x 13'9" (4.01m x 4.19m)
A very well proportioned room with a walk-in bay window to the front elevation and further window to the side elevation.

DINING KITCHEN
21'9" x 10'3" (6.63m x 3.12m)
A beautiful modern fitted kitchen with contemporary styled units and marble worksurfaces continuing into a breakfast bar. 1 1/2 bowl sink and drainer, Neff oven, modern induction hob with extractor over, integrated dishwasher and fridge freezer, and double doors opening into the rear garden.

UTILITY ROOM
Storage units, sink and drainer, plumbing for washing machine and door providing access to the side of the property.

CLOAKROOM
Low level WC and wash hand basin, tiled splashbacks and porcelain tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1
14' x 13'5" (4.27m x 4.09m)
An attractively proportioned room with fitted modern wardrobes and window to front elevation.

EN-SUITE SHOWER ROOM
With a three piece sanitary suite comprising large shower cubicle, low level WC and hand wash basin. Tiled splashbacks and heated towel rail.

BEDROOM 2
12'5" x 8'5" (3.78m x 2.57m)
Fitted wardrobe, window to rear elevation.

EN-SUITE SHOWER ROOM
Three piece sanitary suite comprising shower cubicle, low level WC and hand wash basin. Tiled splashbacks, tiled floor and heated towel rail.

BEDROOM 3
10'3" x 9'1" (3.12m x 2.77m)
Fitted wardrobes, window to rear elevation.

BEDROOM 4
9'3" x 7'5" (2.82m x 2.26m)
Fitted wardrobes, window to rear elevation.

BATHROOM
Modern three piece sanitary suite comprising bath with shower over and glass screen, low level WC and wash hand basin. Attractive tiling to splashback areas and floor, window to front elevation.

OUTSIDE
The property sits back from the road with an open plan lawned garden to the front and a double width driveway providing ample parking for at least two cars.

GARAGE
Attached to the property with an up & over door, courtesy door to the rear providing access onto the rear garden.

REAR GARDEN
To the rear of the property is a well-proportioned garden with a fenced perimeter which offers a good level of privacy. There is a patio area adjacent to the rear of the house, and in one corner there is a summerhouse which has a power supply installed and which is being offered by separate negotiation.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

TENURE
We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

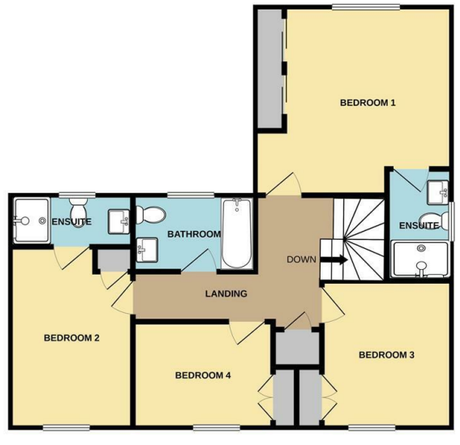
VIEWING
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.