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

QUICK & CLARKE

The Property Specialists

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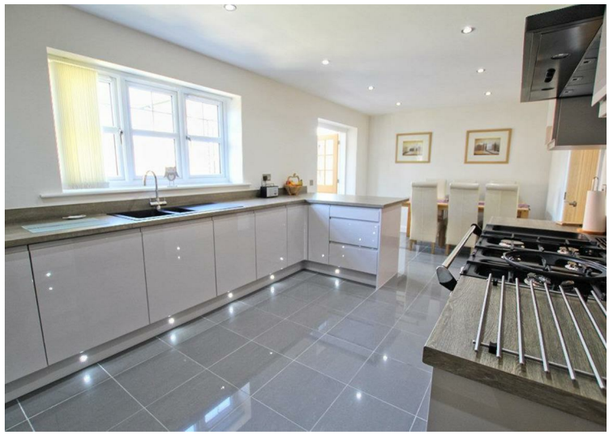

6 Shaw Avenue, Welton HU15 1YA

Guide Price £390,000

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- Incredible contemporary home
- Superb orangery extension to rear
- Over 1,600 square feet
- Four bedrooms
- Three bathrooms
- Two receptions
- 22' kitchen dayroom
- Excellent location
- Constructed by renowned local builder
- EPC: B

THE PROPERTY

A beautifully presented contemporary home which has been enhanced by the current owners to include the provision of a wonderful orangery overlooking the rear garden, which complements the light and spacious accommodation on offer. The property extends to approximately 1,625 sq ft having two reception rooms with 22' dining kitchen at ground floor level, whilst at first floor there are four bedrooms, two of which benefit from en-suite facilities, along with a family bathroom. The property is presented to the highest order and really must be viewed.

LOCATION

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 HALL
Return staircase to first floor and understairs storage cupboard.

CLOAKROOM
Low level WC with wash basin, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM
13'9" x 13'2" (4.19m x 4.01m)
Polished stone fireplace, inset and hearth with living flame gas fire, PVCu sealed unit double glazed box bay window and radiator.

DINING KITCHEN
21'10" x 10'3" (6.65m x 3.12m)
Having an extensive range of gloss base and eye level units with 1 1/2 bowl single drainer sink unit, tiled flooring, French doors to orangery, PVCu sealed unit double glazed window overlooking rear garden, and two radiators.

UTILITY
6'0" x 4'6" (1.83m x 1.37m)
Base and eye level units with single drainer sink unit, gas fired central heating boiler and PVCu sealed unit double glazed door to outside.

ORANGERY
17'3" x 10'4" (5.26m x 3.15m)
A lovely light and airy room with polished tiled flooring, glazed orangery roof and PVCu sealed unit double glazed French doors to garden.

FIRST FLOOR

LANDING
Built-in airing cupboard with hot water cylinder.

BEDROOM 1
13'9" x 13'4" (4.19m x 4.06m)
With fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
Shower in over-sized cubicle with wash basin and low level WC, tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2
17'0" x 8'5" (5.18m x 2.57m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
Shower in over-sized cubicle, wash basin and low level WC, half tiled walls, tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 3
10'6" x 9'1" (3.20m x 2.77m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
9'4" x 7'5" (2.84m x 2.26m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'6" x 5'6" (2.59m x 1.68m)
Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
The property stands on a good sized plot with open plan lawned garden and driveway leading to the integral single garage. The rear garden is laid mainly to grass and benefits from a westerly orientation.

GARAGE
Integral single garage with up & over door having light and power laid on.

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.

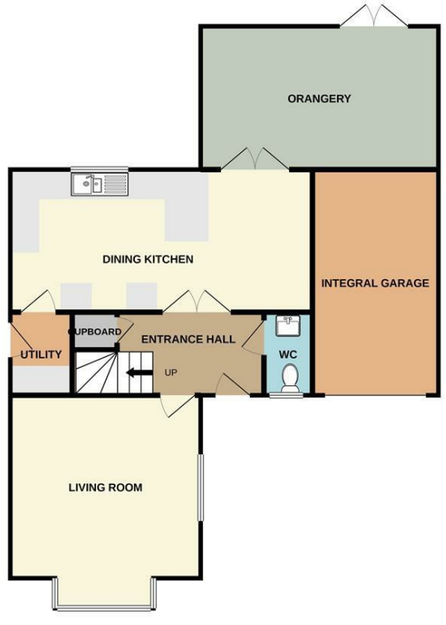
TENURE
We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

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

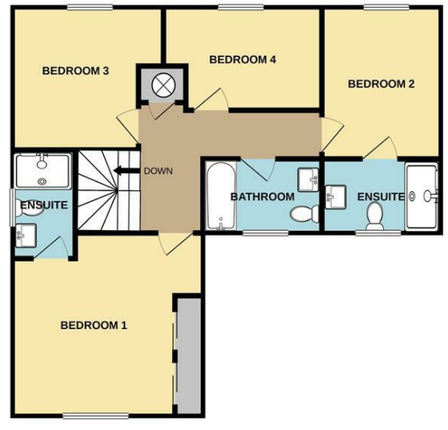
FINANCIAL SERVICES
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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

GROUND FLOOR



1ST FLOOR



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.

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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