

18, Galland Road,  
Brough, Welton, HU15 1XU  
Offers In The Region Of £375,000





## ABOUT THE PROPERTY

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Contemporary, versatile and a great family home!

The beautifully presented property that is conveniently located within the desirable village of Welton.

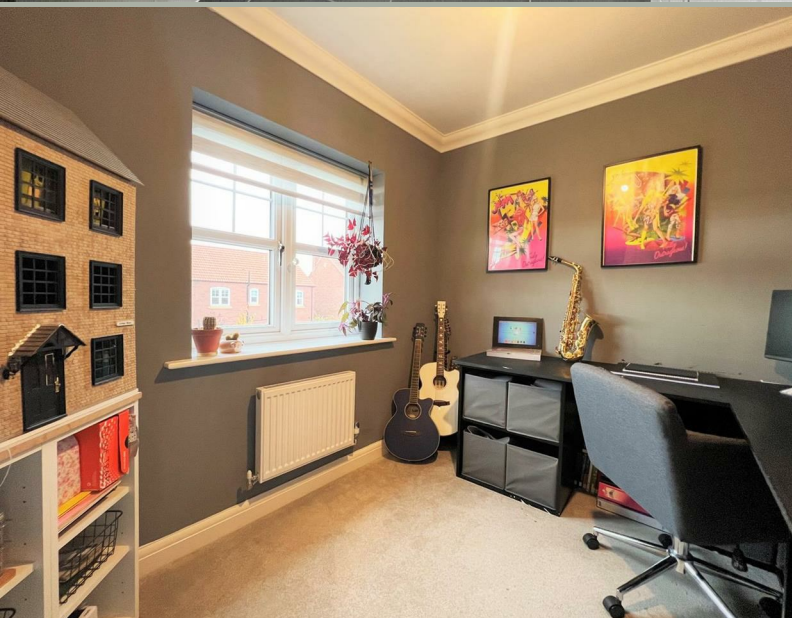
Offering the WOW factor immediately on arrival the property briefly comprising of entrance hall, living room, an open plan kitchen/dining room plus having the benefit of having a utility room and cloakroom all to the ground floor. To the first floor there are four double bedrooms, the master bedroom having ensuite facilities and there is a separate family bathroom.

The gardens to the property are low maintenance and well maintained, perfect for entertaining and spending time with the family and friends throughout the year. To the front the driveway is suitable for multiple vehicles leading to the integral garage.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band E.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: E

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Entering through a composite external door, with entrance matting and carpet flooring. Coving to ceiling. Understairs storage cupboard.

Access to living room and leading through to kitchen/dining room.

#### LIVING ROOM

4.12 x 3.22 (13'6" x 10'6")

To the front of the property with bay window. Wall mounted television and entertainment points. Telephone point. Coving to ceiling.

#### KITCHEN/DINING ROOM

2.71 x 6.40 (8'10" x 20'11")

Beautifully bright room, with a range of modern high gloss base units including larder cupboards with complementary worktops, upstands and then extending into breakfast bar. Incorporating high quality integrated 'Neff' appliances with induction hob with stainless steel chimney cooker hood over, eye level oven and microwave. Integrated dishwasher. Composite sink unit with mixer tap. Laminate flooring, spot lighting and ceiling coving. French doors leading to the rear garden. Door leading to...

#### UTILITY ROOM

1.59 x 1.67 (5'2" x 5'5")

With high gloss base units and work surfaces and upstands. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Wall mounted combi boiler. Extractor fan. External door to side.

#### CLOAKROOM

Low level WC with push button flush. Pedestal hand wash basin. Partly tiled walls and tiled flooring. Privacy window to rear. Spot lighting.

### FIRST FLOOR

#### LANDING

Hatch to loft.

#### MASTER BEDROOM

5.93 max x 2.64 max (19'5" max x 8'7" max )

'L' shaped bedroom with ideal space for walk in wardrobe. Television point.

### ENSUITE

1.98 x 1.51 (6'5" x 4'11")

Comprising of three piece suite including low level WC with push button flush, pedestal hand wash basin and recessed walk in shower cubicle with mains shower. Spot lighting and extractor fan. Chrome towel radiator. Recessed airing cupboard. Tiled walls and flooring.

#### BEDROOM TWO

4.06 x 3.11 (13'3" x 10'2")

With television point. Front Elevation.

#### BEDROOM THREE

2.87 x 2.94 (9'4" x 9'7")

With television and telephone point. Rear Elevation.

#### BEDROOM FOUR

2.34 max x 2.86 (7'8" max x 9'4")

'L' shaped room ideal office/study or fourth bedroom to rear elevation. Telephone and television point

#### FAMILY BATHROOM

1.73 x 2.18 (5'8" x 7'1")

Modern white three piece suite with pedestal hand basin with low level WC with push button flush, panelled bath with mains shower over, glass shower screen. Tiled walls and flooring. Vanity light. Privacy window to rear. Chrome towel radiator.

### EXTERNAL

To the front of the property offering driveway with parking for multiple vehicles with laid to lawn grassed area. Side access to rear garden.

The rear garden offers laid to lawn and fencing to boundaries, concealed bin store.

### ADDITIONAL INFORMATION

#### SERVICES

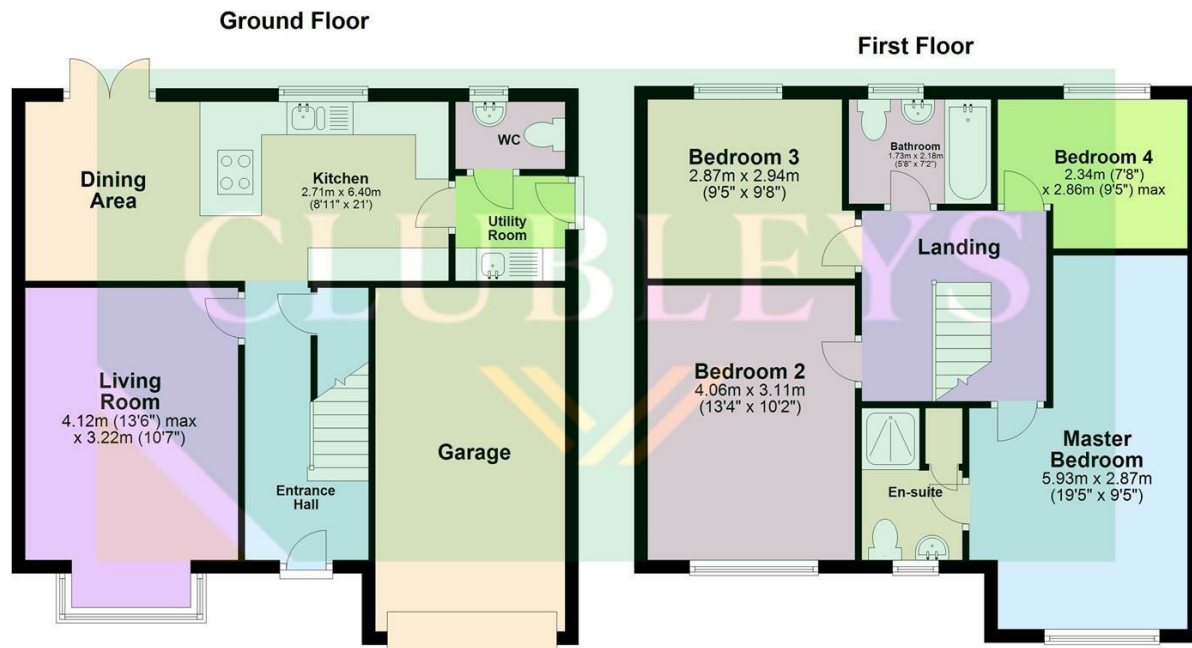
Mains water, drainage, gas and electricity are connected to the property.

#### APPLIANCES

No appliances have been tested by the agents.







#### 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.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

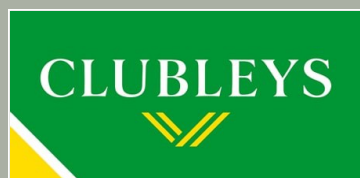
#### FREE VALUATIONS FOR SALE

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.

#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(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

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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.