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Matthew  
**Limb**  
MOVING HOME



*16 Oak Drive, Newport, East Yorkshire, HU15 2QU*

- 📍 Detached Bungalow
- 📍 No Onward Chain!
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Spacious Lounge
- 📍 Large Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£225,000**

## INTRODUCTION

Offered for sale with no onward chain is this well presented detached bungalow with large rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, modern kitchen with appliances, spacious lounge with French doors opening out to the rear garden, two double bedrooms both having fitted wardrobes and a modern shower room. The property has the benefit of gas central heating to radiators and uPVC double glazing.

The property occupies a corner plot with gardens extending to three sides. There is a driveway providing excellent parking and leading onwards to the single garage. The rear garden is lawned with attractive borders and patio area.



## LOCATION

Newport lies on the B1230 and is some 17 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, Newport is well placed for travelling to the regional business centres of York, Leeds etc. It is also proving to be attractive to the growing economies of Howden and Goole. The village itself is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities. A mainline railway station is situated at Gilberdyke or Brough which provides Intercity connections.

Distances - Hull - 17 miles, York - 32 miles, Leeds - 45 miles, Doncaster - 34 miles.

## ACCOMMODATION

Residential entrance door to:

### *ENTRANCE HALL*



### *KITCHEN*

9'11" x 8'10" approx (3.02m x 2.69m approx)

With modern fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, tiled splashbacks, oven, four ring hob with filter above. There is space for a fridge/freezer and plumbing for a washing machine. Window to front.

### *LOUNGE*

16'1" x 12'9" approx (4.90m x 3.89m approx)

With feature fire surround housing an electric fire. French doors lead out to the rear garden.



### *BEDROOM 1*

14'1" x 10'5" approx (4.29m x 3.18m approx)  
With fitted furniture including wardrobes, drawers and bedside tables.  
Window to side.



### *BEDROOM 2*

10'11" x 8'8" approx (3.33m x 2.64m approx)  
With fitted wardrobes and bedside tables. Window to side.



### *SHOWER ROOM*

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



## OUTSIDE

The property occupies a corner plot with gardens extending to three sides. There is a driveway providing excellent parking and leading onwards to the single garage. The rear garden is lawned with attractive borders and patio area.



## REAR VIEW



## TENURE

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *AGENTS NOTE*

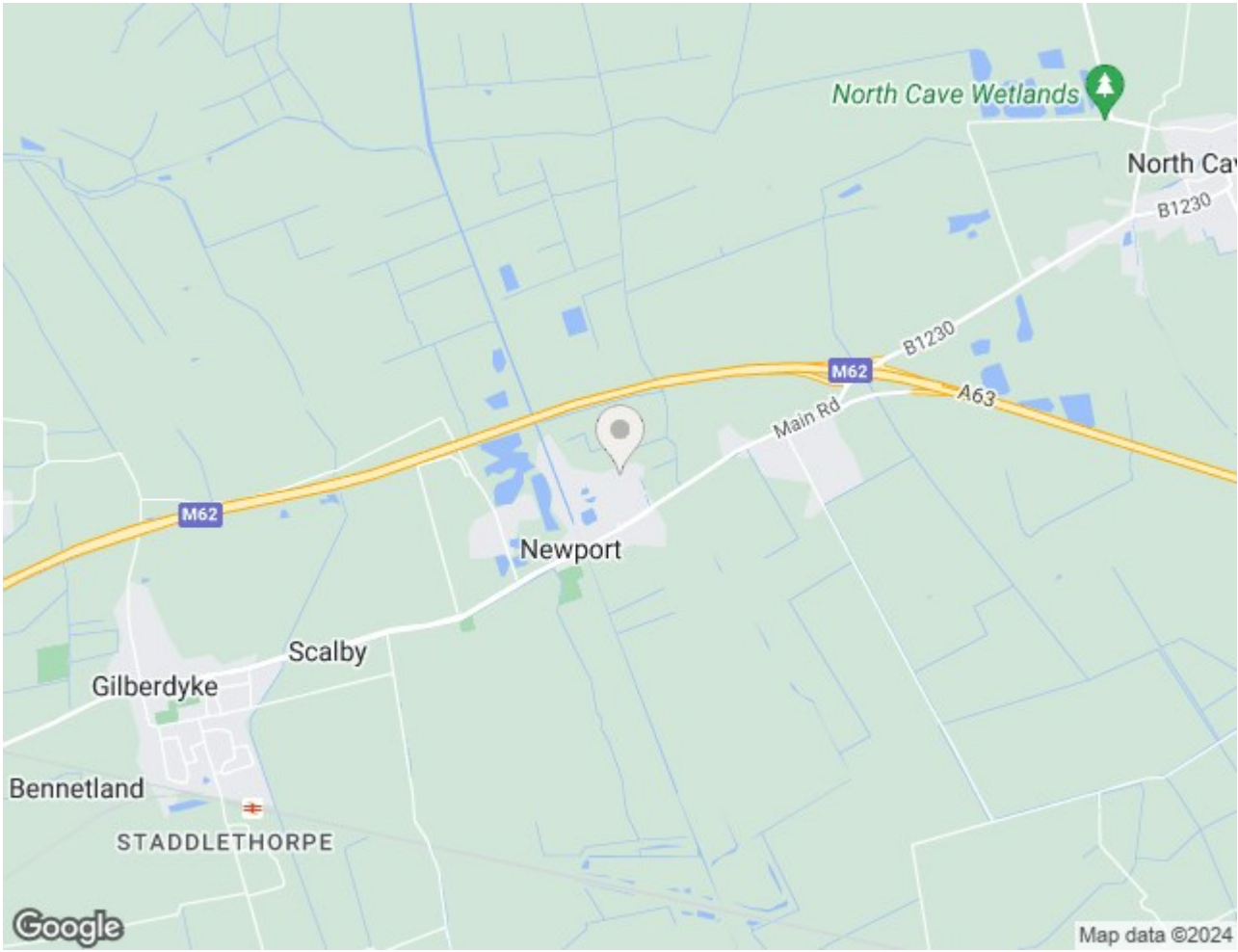
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

### *PHOTOGRAPH DISCLAIMER*

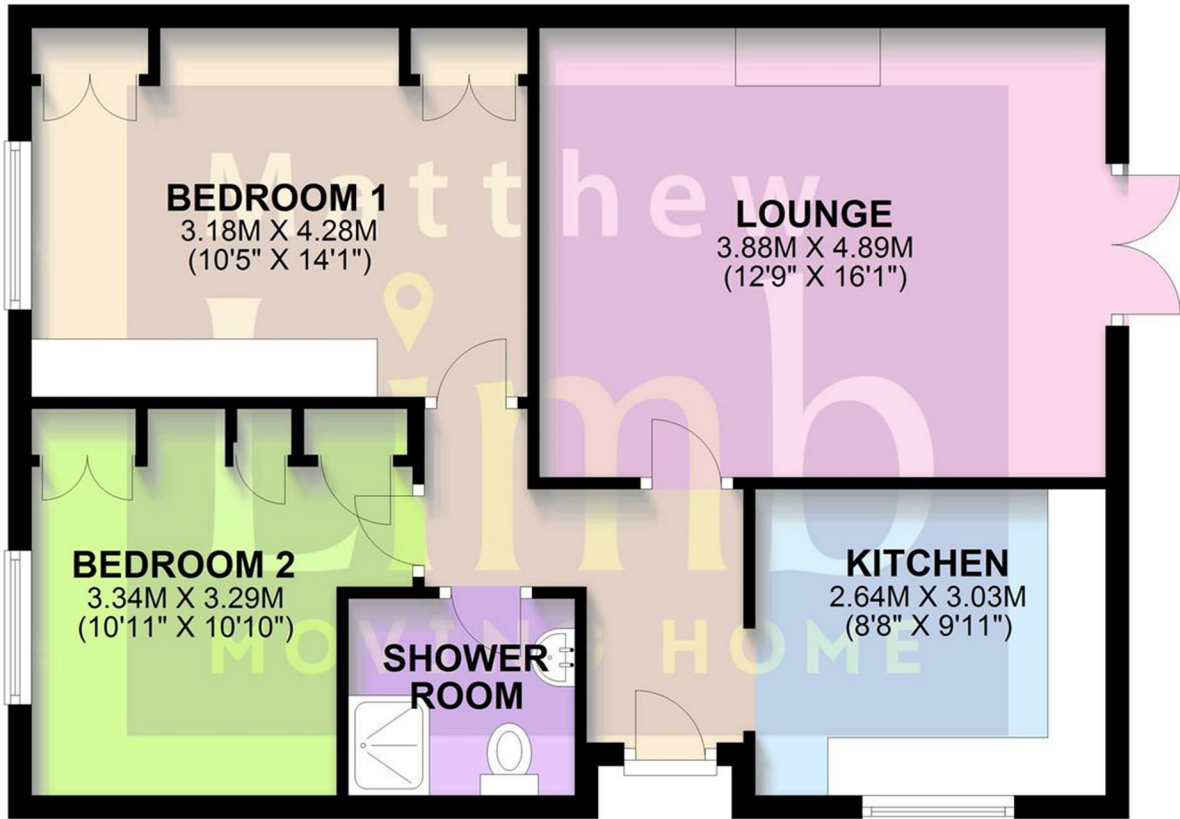
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**GROUND FLOOR**  
APPROX. 60.7 SQ. METRES (653.5 SQ. FEET)



TOTAL AREA: APPROX. 60.7 SQ. METRES (653.5 SQ. FEET)  
**16 OAK DRIVE, NEWPORT**



