



16 West Close, Newport, East Yorkshire, HU15 2QB

- 📍 Double Fronted Semi
- 📍 Large Rear Garden
- 📍 No Chain Involved
- 📍 Council Tax Band A
- 📍 3 Good Sized Bedrooms
- 📍 Excellent Parking
- 📍 Extended Accommodation
- 📍 Freehold/EPC = C

£199,950

INTRODUCTION

Offered with no chain involved and immediate vacant possession is this well proportioned double-fronted semi detached house. Arranged over two floors, the extended family accommodation offers two separate reception rooms, a dining kitchen and downstairs cloaks/WC. At first floor level, there is a good sized landing area which provides additional space for workspace/hobbies area plus three good sized bedrooms, all with fitted wardrobes, and a family bathroom with shower facility. The property has gas-fired central heating and uPVC double glazing.

There is a gravelled driveway to the front of the property providing ample off-street parking for several vehicles plus a single garage. The sizeable rear garden is a particular feature and is laid mainly to lawn with a variety of established trees and shrubs.



LOCATION

West Close is a popular residential area which leads directly off Thimblehall Lane which runs off Main Road in the village of Newport. 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

With uPVC entrance door to:

ENTRANCE

With stairs to first floor level and tiled floor.

LOUNGE

15'11" x 11'7" approx (4.85m x 3.53m approx)

A light and airy living room with mutli fuel burner, engineered oak flooring, uPVC sliding patio doors to rear garden and uPVC window to the front elevation.



SITTING ROOM

12'1" x 10'11" approx (3.68m x 3.33m approx)

With laminate flooring and uPVC double glazed window to the front elevation.



DINING AREA

14'1" x 6'11" approx (4.29m x 2.11m approx)

With wall light points, understairs cupboard and tiled floor. Useful UTILITY storage area with fitted cupboards concealing space for tumble dryer and plumbing for automatic washing machine.



KITCHEN

8'8" x 8'0" approx (2.64m x 2.44m approx)

With a range of white gloss fitted floor and wall units with laminate working surfaces, sink unit with mixer tap, space for cooker with filter hood above, integrated slimline dishwasher, inlaid spotlights, wood flooring, uPVC double glazed window overlooking the rear garden and uPVC double glazed entrance door to outside.



WC

With high floor WC, wood flooring and uPVC double glazed window.

FIRST FLOOR

LANDING AREA

Spacious area, ideal for study/hobbies space, with two uPVC double glazed windows to the rear.



BEDROOM 1

11'6" x 11'0" (3.51m x 3.35m)
With built-in wardrobes with overhead storage, uPVC double glazed window to the front elevation.



BEDROOM 2

11'11" x 10'3" approx (3.63m x 3.12m approx)
With airing cupboard with overhead storage, uPVC double glazed window to the front elevation.



BEDROOM 3

8'11" x 8'0" approx (2.72m x 2.44m approx)

With built-in cabin-style bed, fitted wardrobes and built-in storage cupboards, uPVC double glazed window overlooking the rear garden.



BATHROOM

With a suite comprising bath with mixer tap/shower attachment, Aqualisa shower over, vanity basin with cupboards and low flush WC, some tiling, wood flooring and uPVC double glazed window.



OUTSIDE

There are wrought iron railings to the front of the property with a gravelled driveway providing ample off-street parking for several vehicles. There is a single detached garage. A particular feature on the front of the house is a stunning established Wisteria.

The established rear garden is laid mainly to lawn with fenced boundaries and a variety of mature trees and shrubs.



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 A. 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

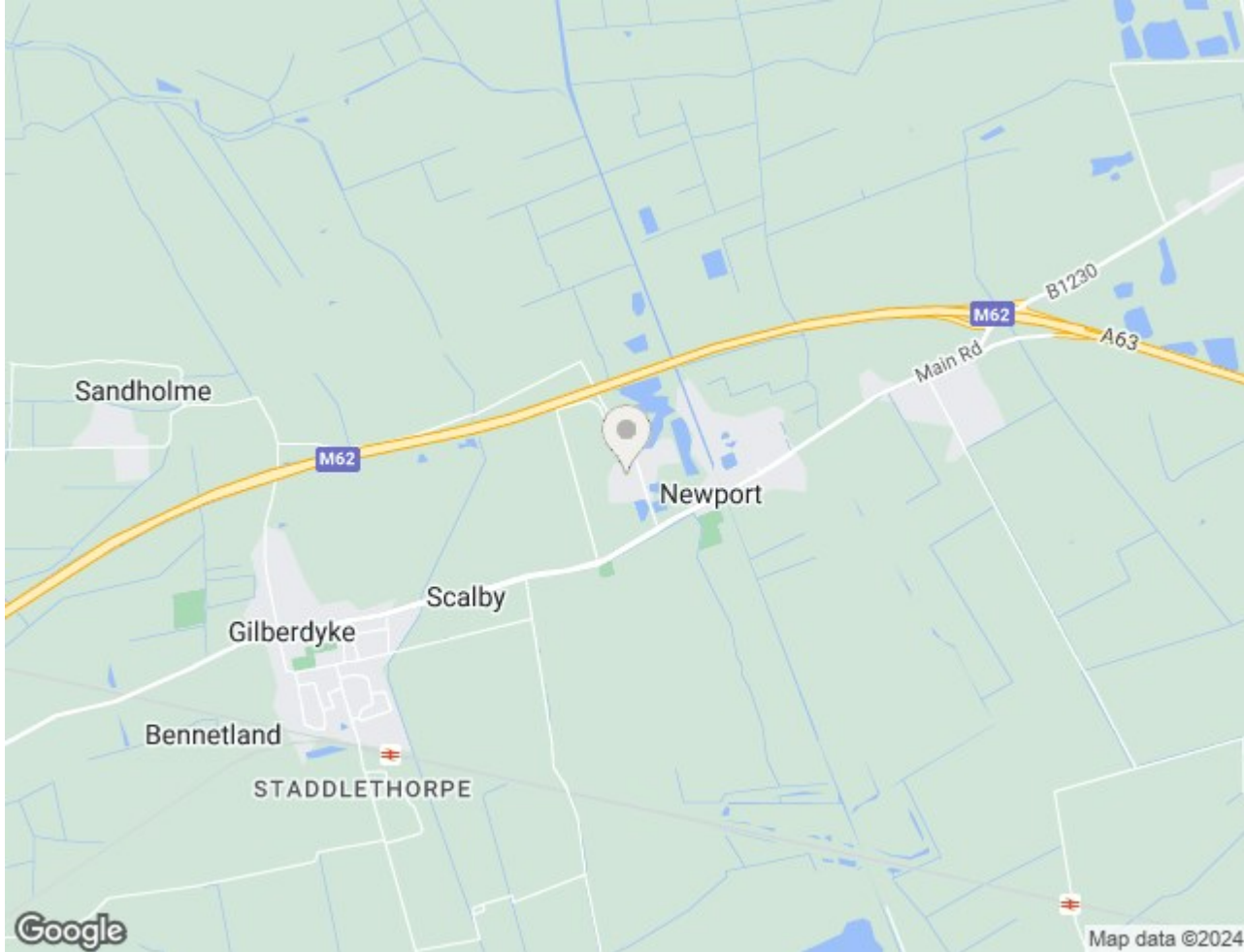
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 52.0 sq. metres (559.4 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

