

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



17 Briar Close, Newport, East Yorkshire, HU15 2QY

- 📍 Detached House
- 📍 Extended Accommodation
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Three Reception Rooms
- 📍 Dining Kitchen
- 📍 Fabulous Garden
- 📍 Freehold / EPC = C

£335,000

INTRODUCTION

occupying a lovely cul-de-sac position is this stunning detached house which offers the perfect blend of space, comfort, and style. The extended accommodation boasts three reception rooms, four double bedrooms, en-suite shower room and family bathroom plus a fantastic dining kitchen with an array of integrated appliances. The property has the benefit of gas central heating to radiators and uPVC double glazing. A particular feature is the large rear garden which enjoys a southerly aspect and is lawned with a large deck and summerhouse. There is a lawned garden to the front and a gravelled drive provides ample parking and leads up to the large garage.

LOCATION

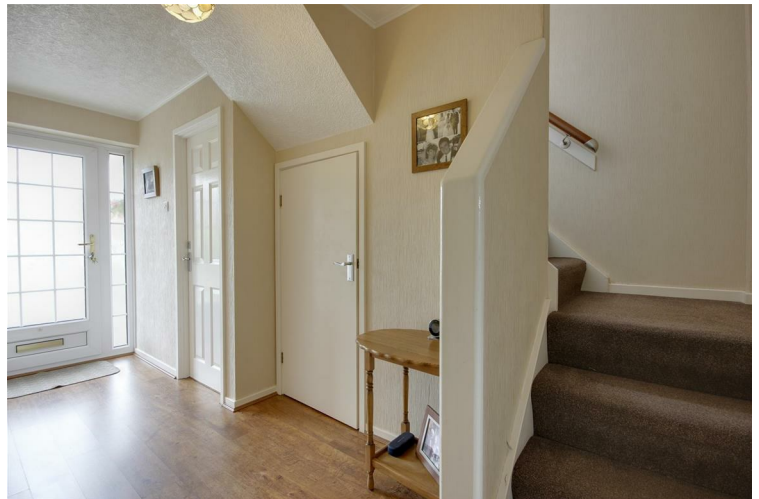
Briar Close is a small cul-de-sac situated off Oak Drive which runs off Meadow Lane close to the centre of Newport village. The village of Newport lies on the B1230 and is some 17 miles to the west of Hull. It is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities. There is a railway station at nearby Gilberdyke. With convenient access to the M62 junction 38 at North Cave, Newport is well placed for traveling to the regional business centres of York, Leeds etc.. It is also proving to be attractive for access to the growing economies of Howden and Goole.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side

LOUNGE

14'7" x 11'4" approx (4.45m x 3.45m approx)

With feature fire surround housing a living flame gas fire. Bay window to front.



DINING KITCHEN

19'10" x 14'8" approx (6.05m x 4.47m approx)

Having a range of modern shaker style base and wall units with complementing worksurfaces, one and a half sink and drainer with shower style mixer tap, range style cooker with filter hood above, larder fridge, freezer, microwave, washing machine and slimline dishwasher. There is a breakfast bar, window to rear and French doors lead out to the rear deck.



DINING ROOM

16'4" x 10'3" approx (4.98m x 3.12m approx)
Patio doors lead out to the rear deck.



STUDY/SNUG

10'1" x 7'6" approx (3.07m x 2.29m approx)
Window to front.



FIRST FLOOR

LANDING

With large airing cupboard.

BEDROOM 1

13'9" x 10'3" approx (4.19m x 3.12m approx)
With fitted wardrobes and drawers to one wall. Window to rear.



EN-SUITE SHOWER ROOM

With modern suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to front.



BEDROOM 2

10'11" x 10'10" approx (3.33m x 3.30m approx)
With fitted furniture including wardrobes, drawers and bedside cabinets. Window to front.



BEDROOM 3

10'10" x 10'3" approx (3.30m x 3.12m approx)
Window to rear.



BEDROOM 4

9'9" x 8'9" approx (2.97m x 2.67m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls, window to front.



OUTSIDE

A lawned garden extends to the front and a driveway provides ample off street parking and leads onwards to the double garage. Part of the double garage has been converted to a garden room (man cave!). The rear garden is a particular feature enjoying a southerly aspect and being lawned with a fabulous deck directly adjoining the rear of the property.

GARDEN ROOM



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 C. 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

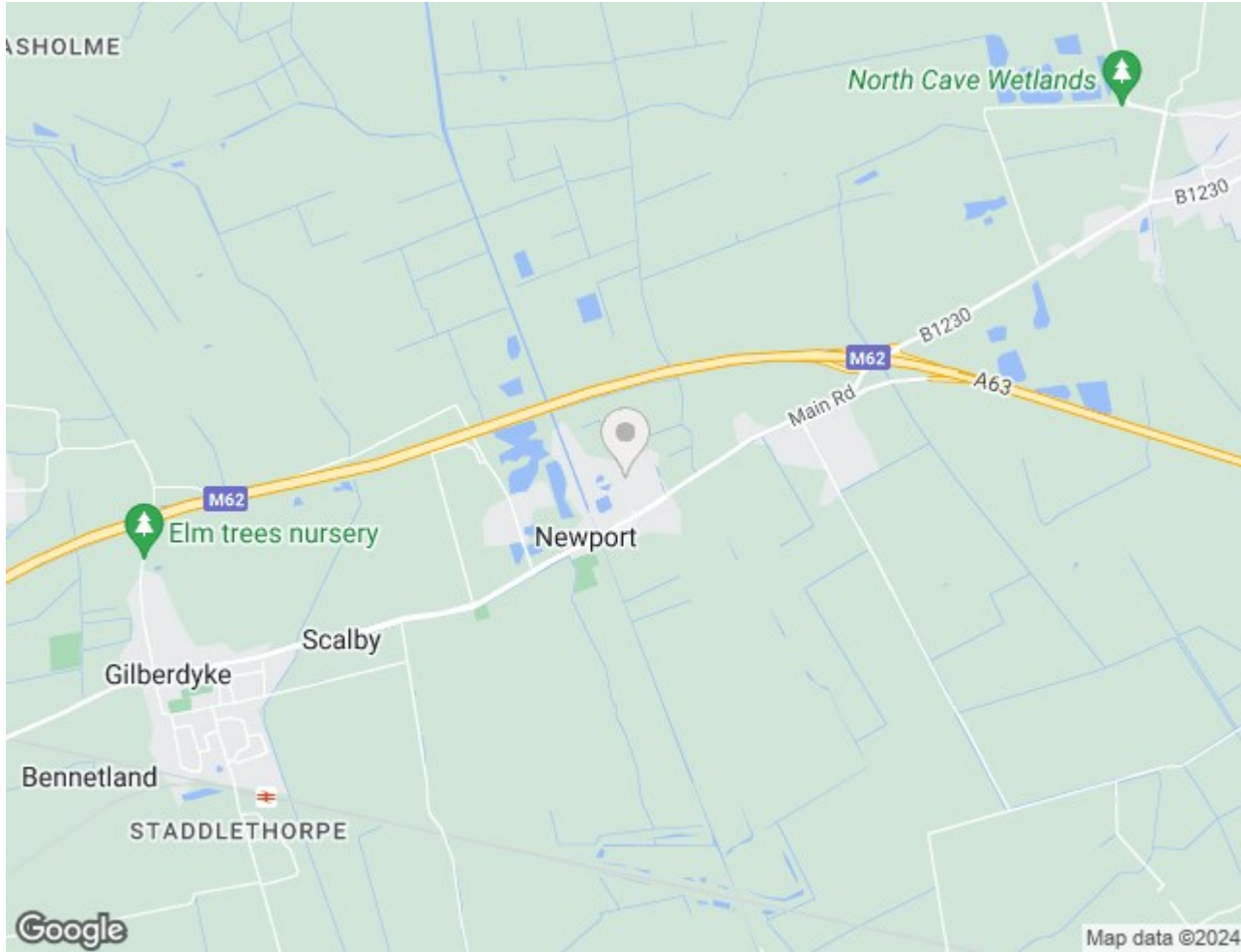
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 73.7 sq. metres (793.8 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

