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Limb
MOVING HOME



1 Canal Side West, Newport, East Yorkshire, HU15 2RN

- 📍 Super End Terrace
- 📍 Fantastic Parking
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Lovely Rear Garden
- 📍 Dining Kitchen
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£220,000

INTRODUCTION

What a gem! This delightful, attractively rendered, end terrace has so much to offer with features including a fantastic driveway providing excellent parking, lovely garden with outdoor bar plus a large garage. The accommodation is depicted on the attached floorplan and briefly comprises a lounge, dining kitchen, two double bedrooms and a modern bathroom with shower facility. The property has the benefit of gas central heating and double glazing.

The property stands along Canal Side West with views over the canal and park to the front.

LOCATION

The property enjoys a delightful location opposite the canal, along Canal Side West which runs from the main street in the centre of the village. 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:

LOUNGE

13'7" x 13'5" approx (4.14m x 4.09m approx)

With brick fireplace housing an electric fire. Window to front.



DINING KITCHEN

17'5" x 13'4" approx (5.31m x 4.06m approx)

Having a range of fitted base and wall units with complementing worksurfaces, one and a half bowl sink and drainer with mixer tap, oven/grill, electric hob with filter above. Tiled floor. Ample space for a dining table and chairs. Windows and external access door to side. Staircase to the first floor.



FIRST FLOOR

LANDING

BEDROOM 1

13'7" x 13'6" approx (4.14m x 4.11m approx)
With fitted furniture including wardrobes, drawers and overhead storage.



BEDROOM 2

10'1" x 8'5" approx (3.07m x 2.57m approx)
Window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls, window to side, cupboard housing the gas central heating boiler.



OUTSIDE

The property stands along Canal Side West with views across the canal and park. Attractive wrought iron gates upon up to the extensive block paved driveway which provides excellent parking and leads onto the large garage measuring approx 25'3"x9'2". There is a lawned garden, Indian stone patio, outdoor bar, brick store, further storage shed and greenhouse. Open views to the rear.



DRIVEWAY



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. 39.0 SQ. METRES (419.5 SQ. FEET)



FIRST FLOOR


APPROX. 39.1 SQ. METRES (420.8 SQ. FEET)



TOTAL AREA: APPROX. 78.1 SQ. METRES (840.3 SQ. FEET)

1 CANAL SIDE WEST, NEWPORT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	