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**Limb**  
MOVING HOME



*9 Village Farm Close, Newport, East Yorkshire, HU15 2RB*

- 📍 Spacious Detached
- 📍 Four Double Bedrooms
- 📍 Modern Kitchen
- 📍 Council Tax Band = C
- 📍 Lounge & Dining Room
- 📍 Westerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

*Offers Over £300,000*



## INTRODUCTION

Offered for sale with no onward chain, this well-presented detached family home offers spacious and comfortable living, complemented by a sunny westerly-facing rear garden. The property boasts an attractive frontage with manicured box hedging, a private driveway, and an integral garage with electric door.

Inside, you'll find a generous entrance hallway, a convenient downstairs cloakroom/W.C., a spacious lounge with double doors leading to a dining room, and a modern kitchen. A rear lobby and large utility room provide added practicality.

The first floor features four double bedrooms, three with fitted wardrobes, a contemporary en-suite shower room in the main bedroom, and a family bathroom. Benefiting from gas central heating and uPVC double glazing, this home is designed for modern living and comfort.

## LOCATION

Village Farm Close is a small cul-de-sac of detached properties which lies off Main Road in the village of Newport. Newport lies on the B1230 and is located some 16 miles to the west of Hull. This village and the neighbouring village of Gilberdyke offer a good range of local shops and amenities. There is a primary school within the village and secondary schooling at Howden. The village is ideally placed for convenient access to the A63/M62 motorway network and a railway station can be found at Gilberdyke just a short distance away.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

18'8" x 13'9" approx (5.69m x 4.19m approx)

Measurements into bay window to the front elevation. Feature fire surround with living flame gas fire. French doors lead into the dining room.



## DINING ROOM

13'1" x 11'6" approx (3.99m x 3.51m approx)  
With French doors leading out to the rear garden.



## KITCHEN

13'2" x 9'1" approx (4.01m x 2.77m approx)  
Having a range of modern base and wall units with contrasting laminate worktops, one and a half bowl sink and drainer, Bosch double oven, four ring hob with filter above, integrated Bosh fridge, breakfast bar, Karndean flooring and window to rear.



## REAR LOBBY

With external access door to side and internal access door to the garage.



## UTILITY

9'4" x 7'7" approx (2.84m x 2.31m approx)  
With fitted units, sink and drainer, plumbing for a washing machine, space for appliances. Karndean flooring and window to rear.



## FIRST FLOOR

### LANDING

With cylinder/airing cupboard. Loft access hatch with retractable ladder to the partially boarded loft.

### BEDROOM 1

14'8" x 11'6" approx (4.47m x 3.51m approx)  
Measurements into fitted wardrobes to one wall. Window to front.



## EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, Fitted cabinet with wash hand basin and low flush W.C. Tiled floor and walls, heated towel rail, inset spot lights and window to front.



## BEDROOM 2

13'2" x 11'6" approx (4.01m x 3.51m approx)  
Window to rear.



## BEDROOM 3

14'8" x 9'10" approx (4.47m x 3.00m approx)  
With fitted wardrobes and window to the front elevation.



## BEDROOM 4

12'0" x 9'10" approx (3.66m x 3.00m approx)  
With fitted wardrobes and window to rear.

## BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiling to walls, inset spot lights and window to rear.





## OUTSIDE

The property boasts an attractive frontage with manicured box hedging, a private driveway, and an integral garage with electric door. The rear garden enjoys a sunny westerly aspect and is mainly lawned with planted borders and fencing to the perimeter.



## VIEW FROM BEDROOM





## REAR VIEW



## BROADBAND

The seller advises us that there is a good broadband connection at the property.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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

## AGENTS NOTE

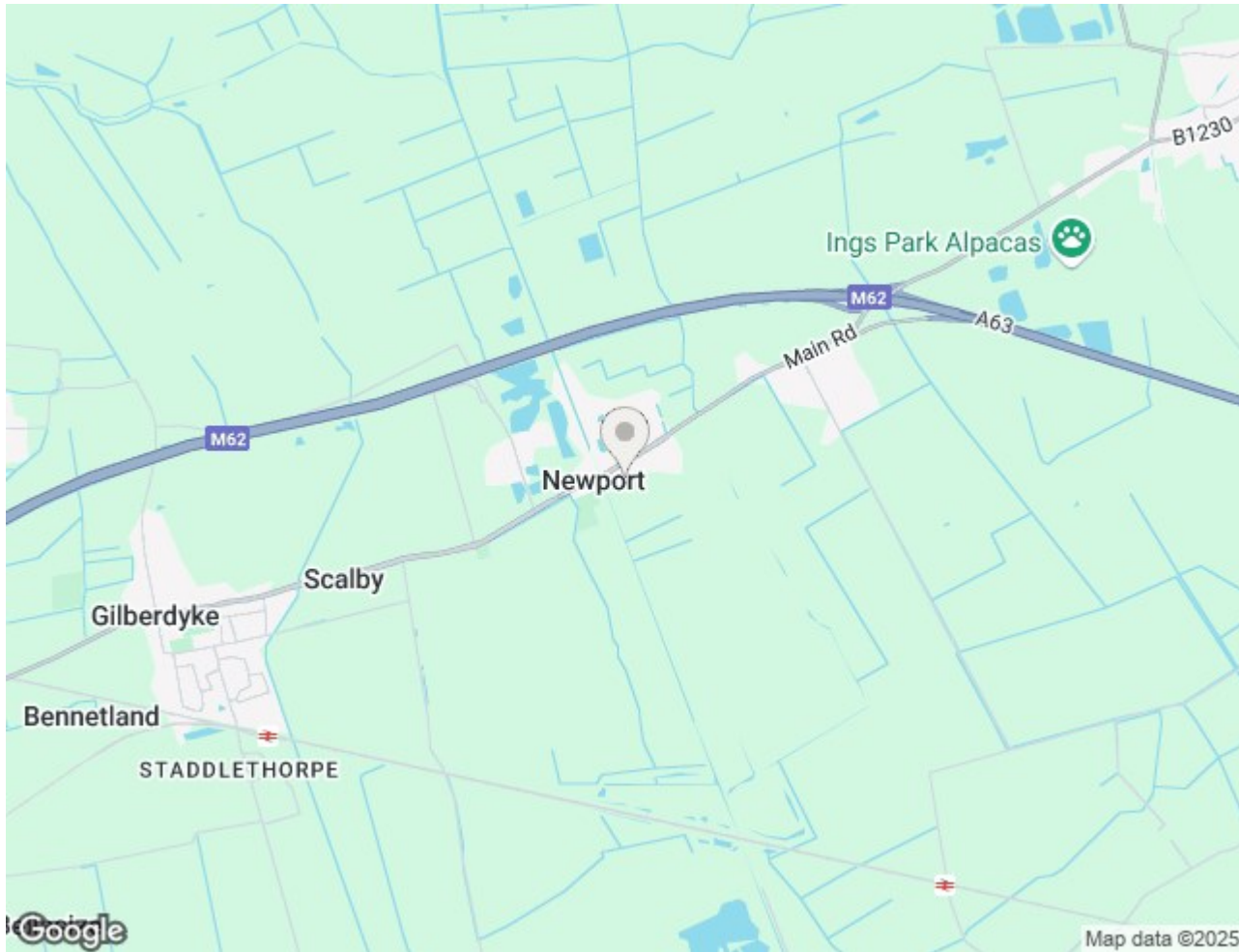
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

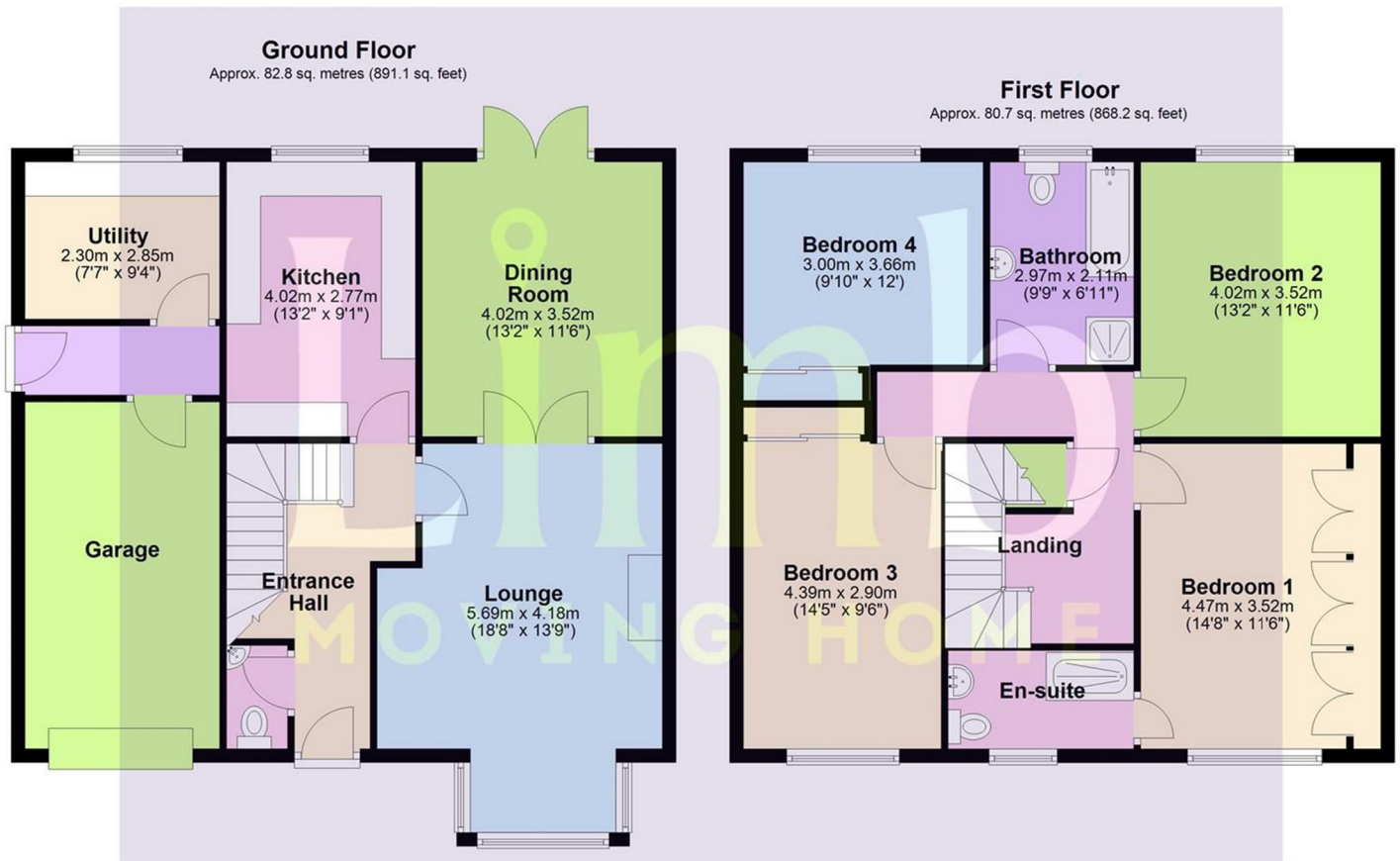
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







Total area: approx. 163.5 sq. metres (1759.4 sq. feet)  
9 Village Farm Close, Newport

