

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



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

📍 Semi-Detached House

📍 Two Bedrooms

📍 Spacious Lounge

📍 Council Tax Band = A

📍 Dining Kitchen

📍 Delightful Gardens

📍 Extensive Parking

📍 Freehold / EPC = C

£159,950

INTRODUCTION

First-Time Buyer Gem! This well-presented semi-detached house offers fantastic value with a delightful garden, parking for up to 4 cars, and a garage. The accommodation comprises an entrance hallway, lounge, dining kitchen, two bedrooms, and a family bathroom. The property benefits from gas central heating and uPVC double glazing.

The gravelled front and side drive provides ample parking and leads up to the detached garage. The lovely rear garden with patio areas, lush lawn and attractive planters enjoys the sun throughout the day. Don't miss out – viewing is highly recommended!

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 HALL

With staircase leading up to the first floor.

LOUNGE

13'11" x 9'10" approx (4.24m x 3.00m approx)

With window to front elevation.



DINING KITCHEN

13'0" x 9'11" approx (3.96m x 3.02m approx)

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap. There is an electric cooker, undercounter fridge/freezer and plumbing for a washing machine. The understairs cupboard provides excellent storage. Windows and external access door to rear.



DINING AREA



FIRST FLOOR

LANDING

BEDROOM 1

13'0" x 11'2" approx (3.96m x 3.40m approx)
Measurements into fitted wardrobes and storage cupboard. Window to front.



BEDROOM 2

13'0" x 6'10" approx (3.96m x 2.08m 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 side.



OUTSIDE

The gravelled driveway to the front and side provides extensive parking and leads onwards to the detached single garage. The delightful rear garden enjoys patio areas to capture the sun throughout the day with a lush lawn and attractive planter.



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

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

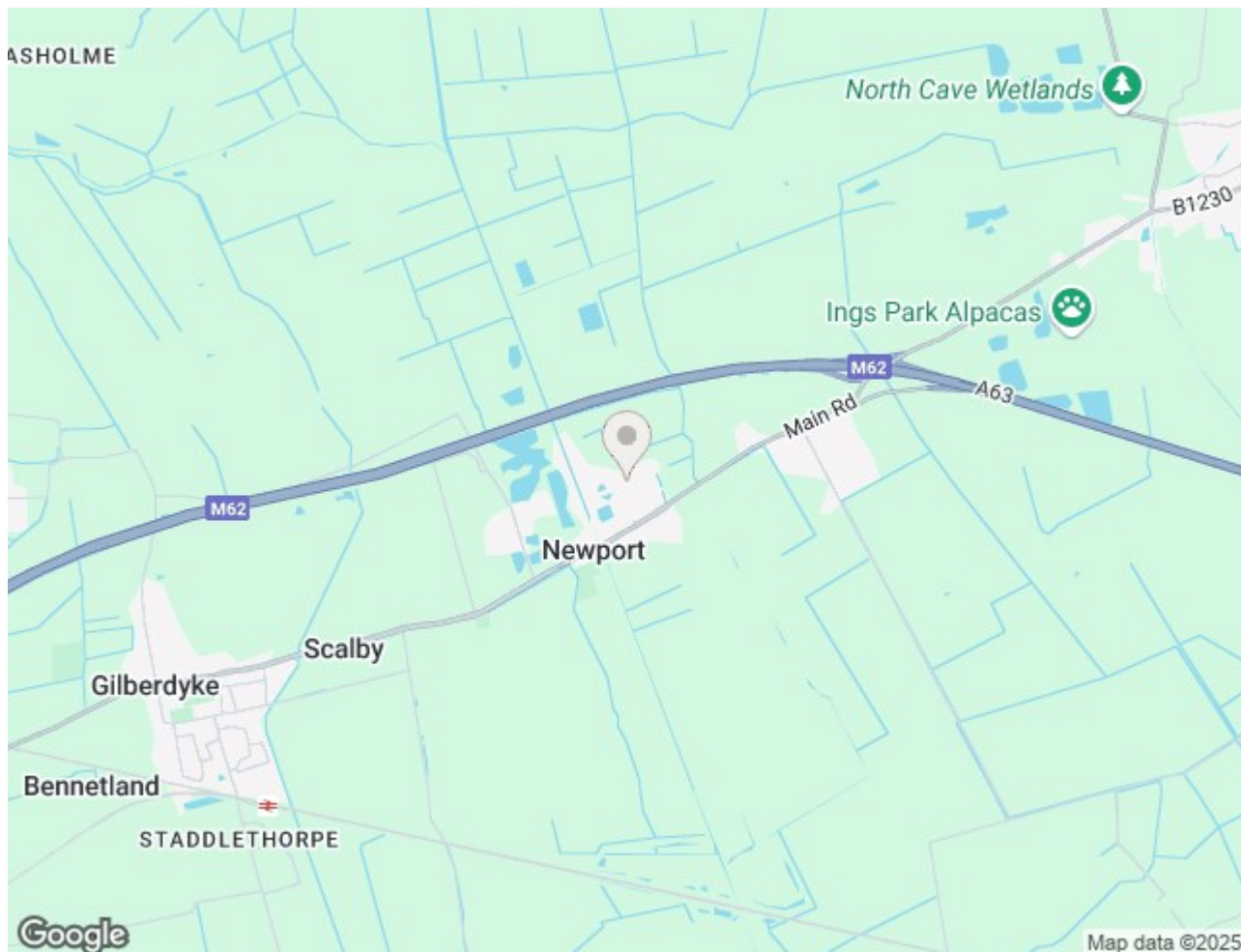
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

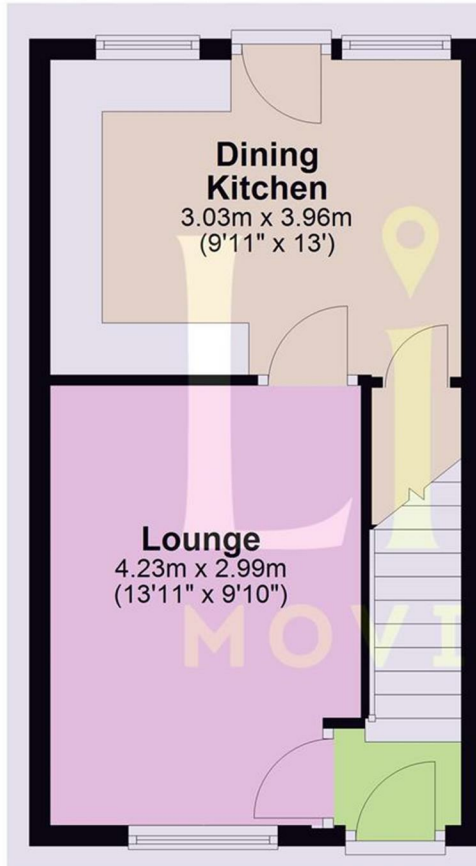
VALUATION SERVICE

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.



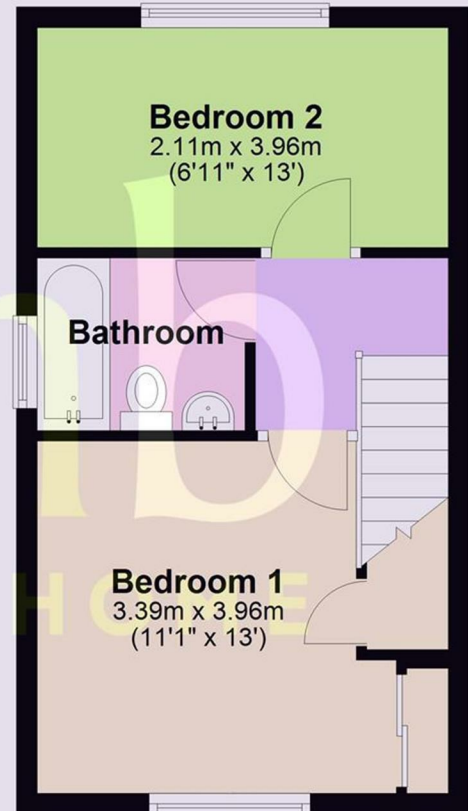
Ground Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



First Floor


Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 58.2 sq. metres (627.0 sq. feet)

14 Briar Close, Newport

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	