

Park Row



Grebe Road, Newport, Brough, HU15 2PJ

Offers Over £190,000



**** VILLAGE LOCATION ** GARAGE AND DRIVEWAY **** Situated in Newport, this semi detached property briefly comprises: Hall, Utility/w.c, Lounge, Kitchen, Dining Room and Conservatory. To the First Floor are three bedrooms and Bathroom. Externally, the property has parking, garage and enclosed rear garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance Hall

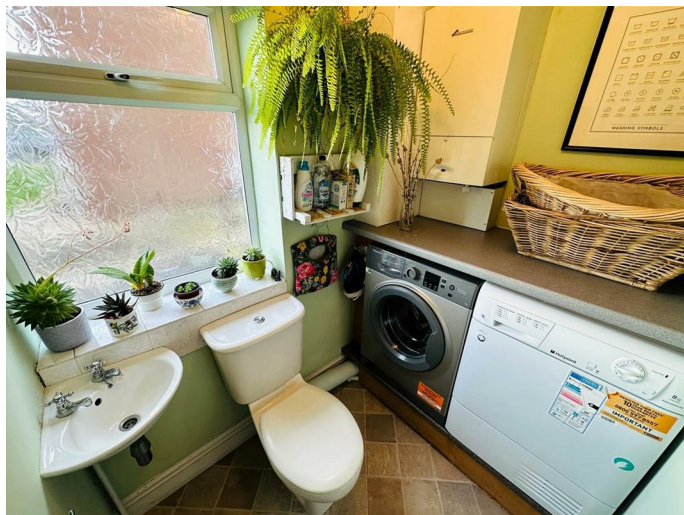
17'10" x 5'3" (5.44m x 1.62m)



UPVC door with top and bottom sections having double glazed frosted panels and uPVC double glazed frosted window to the front elevations. Stairs leading to First Floor Accommodation with balustrade and turned spindles. Central heating radiator, telephone point, under stairs cupboard and doors leading off.

Utility/ W.C

6'2" x 4'7" (1.89 x 1.41)



White low flush w.c with chrome fittings and white wall mounted corner sink unit with chrome taps. Granite effect laminate work surface and plumbing for washing machine. 'Worcester Bosch' central heating boiler, uPVC double glazed frosted window to the side elevation and central heating radiator. Tiled effect flooring.

Lounge

17'8" x 10'4" (5.39m x 3.17m)



UPVC double glazed window to the front elevation, central heating radiator and television point. Timber double doors with single glazed frosted panels to the rear elevation leading into dining room.





Kitchen
12'10" x 9'8" (3.92m x 2.97m)



Range of oak effect base and wall units in a shaker style with chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface and tiled splash back. Electric cooker point and brushed steel electric extractor fan over benefitting from down lighting. Plumbing for dishwasher. UPVC double glazed door with full length frosted panel to the rear elevation, uPVC double glazed windows to the rear and side elevations, central heating radiator and tiled effect flooring. Door leading into:



Dining Room
12'3" x 8'7" (3.75m x 2.63m)



Central heating radiator and doors leading into lounge. Twin uPVC double glazed patio doors to the rear elevation.



Conservatory

9'10" x 7'6" (3.01m x 2.30m)



UPVC double glazed doors to the rear elevation and uPVC double glazed windows to the sides and rear elevation. Polycarbonate roof, tiled flooring and central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation, loft access and storage cupboard. Doors leading off.

Bedroom One

15'2" x 14'0" (4.64m x 4.27m)

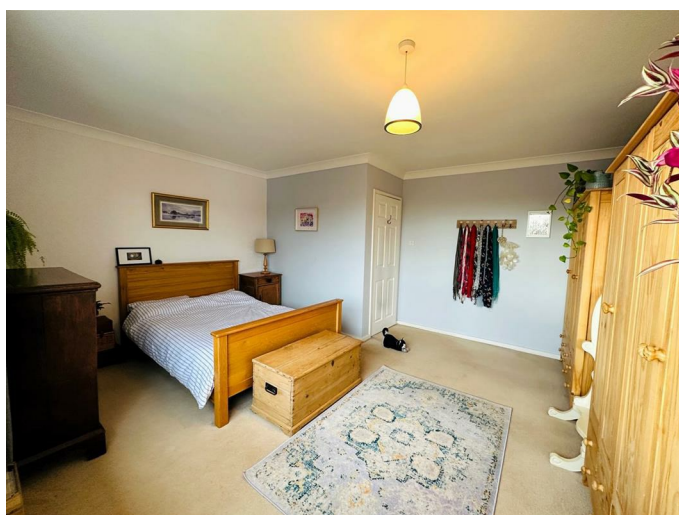


UPVC double glazed window to the front elevation and central heating radiator.



Bedroom Two

15'3" x 8'6" (4.66m x 2.61m)



UPVC double glazed window to the rear elevation giving views over lake and central heating radiator.

Bedroom Three

9'9" x 8'1" (2.99m x 2.48m)



UPVC double glazed window to the rear elevation giving views over lake, central heating radiator and wood effect flooring.

Bathroom

6'11" x 6'5" (2.13m x 1.96m)



White panel bath with chrome taps, chrome shower over and tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation, chrome heated towel rail and mid height tiles to the remainder of the room. Tiled effect flooring.

Front



Storm porch and outside lamp. Front garden is laid to lawn with herbaceous borders and boundaries defined by fencing. Concrete driveway leading to garage.



Garage

Single garage with 'up and over' door, single glazed timber framed window and pedestrian access door to the side elevation.

Rear



Outside flood light with 'PIR' sensor, outside tap and flagged patio area. Concrete path running alongside garage to the end of garden. The garden is laid to lawn with herbaceous borders and boundaries defined by timber fence, concrete posts and gravel boards.

Directions

On the M62 take the Junction 38 exit, turn right onto Newport Road/ B1230 and continue onto Main Road/ B1230. Take a left onto Thimblehall Lane and then right onto Grebe Road. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast (FTTC)

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar

Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

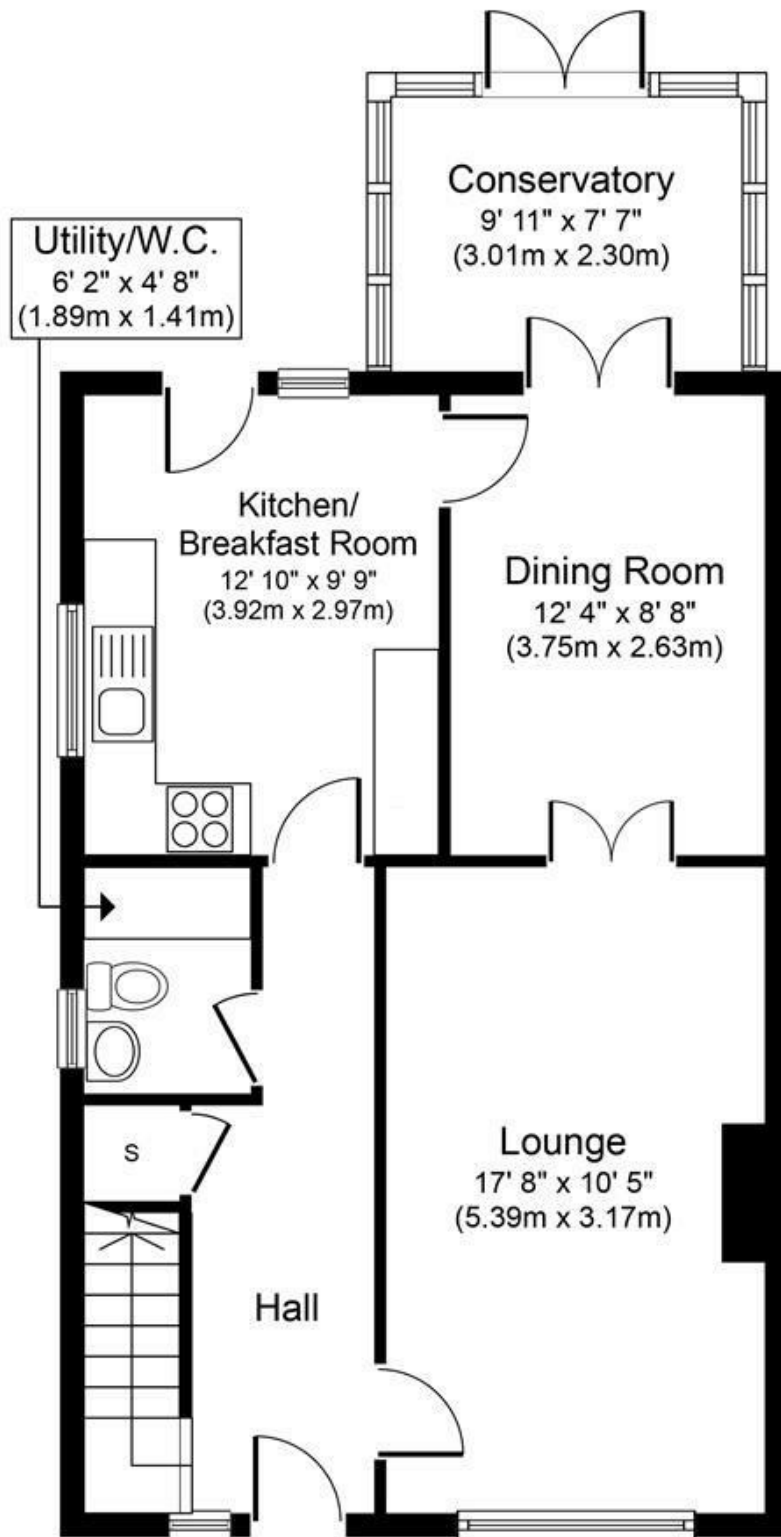
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

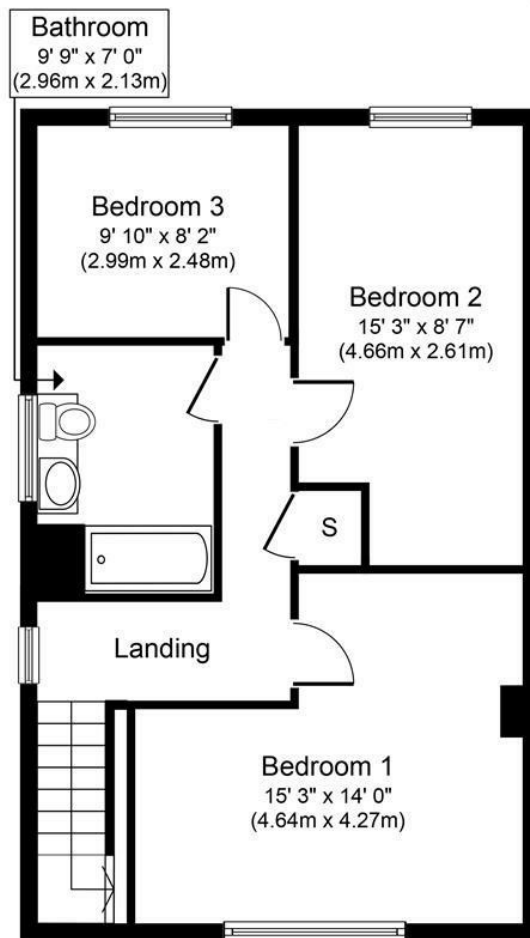
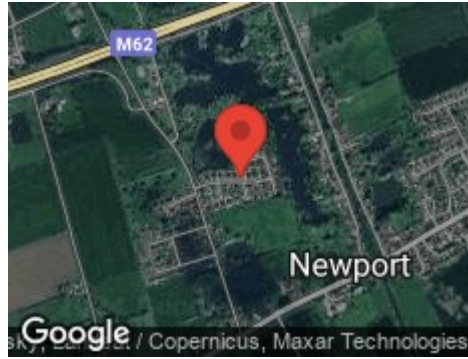
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
653 sq. ft.
(60.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



First Floor
Approximate Floor Area
574 sq. ft.
(53.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2024 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
 goole@parkrow.co.uk

