



24 Blackthorn Close, Newport, Brough, East Yorkshire, HU15

- Two Bedroom Semi Detached House
- Entrance Lobby with Stairs off
- Rear Facing Lounge
- Two Double Bedrooms (with wardrobes) and Bathroom
- Large Single Garage and Shed
- Offered For Sale with No Forward Chain
- Kitchen with Units and Appliances
- First Floor Landing
- Gardens with Parking for Numerous Cars
- Floor Area 699 square feet

Offers In The Region Of £165,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

24 Blackthorn Close, Newport, Brough, East Yorkshire, HU15 2QJ

Two bedroom semi detached house, offered for sale with No Forward Chain. The accommodation comprises:- Entrance lobby with stairs leading off, kitchen with units, oven and hob, rear facing lounge with door to the garden. On the first floor can be found the two double bedrooms (both with wardrobes/recess areas) and a family bathroom. Garden areas to the front and rear with off road parking/driveway for numerous cars. Good sized large single garage with separate shed. Gas fired central heating system, cavity wall insulation and double glazing. Viewing via Leonards please.

Location

The property is located on the just off main road through the village of Newport. The village is positioned some 16 miles West of Hull, approximately 30 miles to York and 45 miles to Leeds. There are excellent road and rail connections with easy access to the M62 and mainline railway. The village itself boasts a local primary school, shops, restaurants, takeaways and public houses.

Entrance Lobby

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and wooden effect flooring.

Kitchen

8'2" extends to 14'7" x 12'7" (2.514m extends to 4.461m x 3.849m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Appliances of electric oven with hob and hood over. Space for washing machine and fridge freezer. Window to the front elevation, part tiled walls, radiator and wooden effect flooring.

Lounge

14'7" x 10'9" (4.467m x 3.292m)
Door to the rear garden with step down, adjoining window to the rear, radiator, wooden effect flooring and fire surround.

First Floor Landing

Window to the side elevation, access to roof void, store cupboard and entrance into all rooms off.

Bedroom One

14'7" x 7'10" + recess/wardrobes (4.468m x 2.401m + recess/wardrobes)
Two windows to the rear elevation, radiator and wardrobe area set in recess with sliding doors.

Bedroom Two

8'2" x 11'7" (2.491m x 3.554m + recess/wardrobes)
Window to the front elevation, radiator and wardrobe area set in recess with sliding doors.

Bathroom

6'0" x 5'6" + door recess (1.844m x 1.678m + door recess)
Suite of bath with mixer tap and mains shower attachment, vanity unit with basin and separate WC. Part tiled walls, radiator and window to the front elevation.

Outside

Off road parking to the front/side with driveway access to the garage and rear garden area.

Garage

13'2" x 20'0" (4.014m x 6.108m)
With up and over door, side window and personal door. Light and power, window to the rear (requires replacement).

Shed

12'2" x 9'11" (3.724m x 3.042m)



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Energy Performance Certificate

The current energy rating on the property C (71).

Floor area - 65 square metres - 699.654177 square feet

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number NEP004024000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

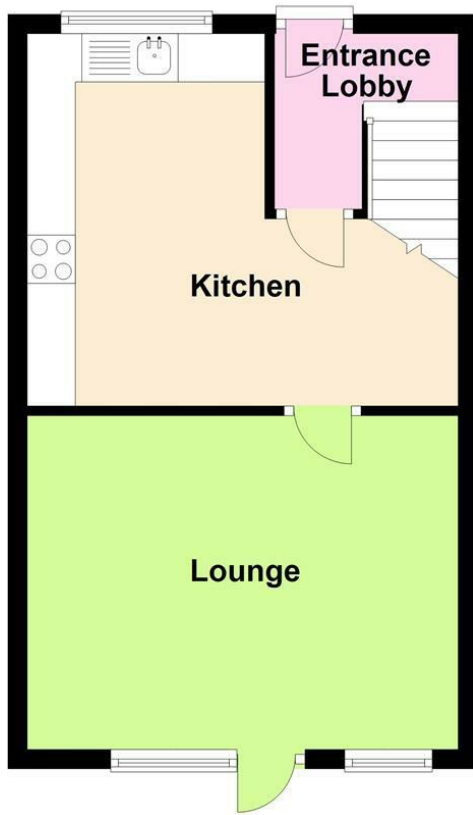
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

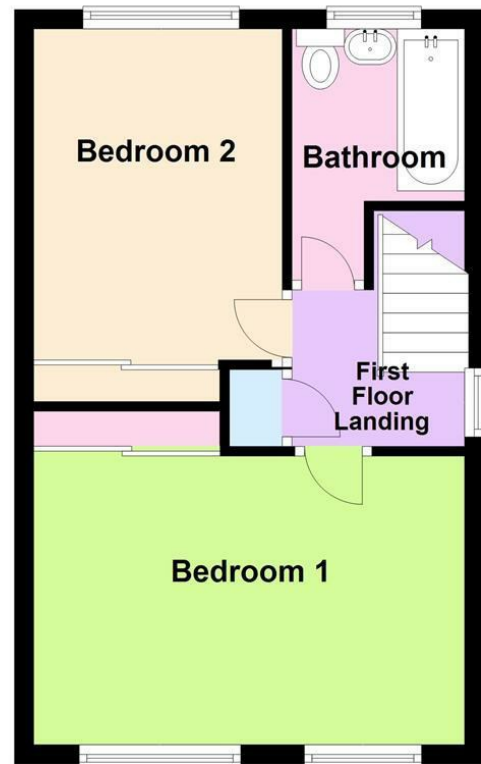
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Ground Floor



First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

24 Blackthorn Close, Newport

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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