



36, Meadow Lane,  
Newport, HU15 2QN  
Guide Price £180,000



VILLAGE LOCATION - MUST BE VIEWED.

This two bed semi-detached property is in a quiet location in the heart of Newport village and benefits from a multi vehicle driveway, garage, two reception rooms and two bedroom. Offering vacant possession and no chain, we highly recommend a viewing without delay. Plenty of garden space both front and rear.

Tenure - Freehold

Council Tax - A

Epc - D



Tenure: Freehold  
East Riding of Yorkshire  
BAND: A

Newport is an established community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Post Office and recreational facilities. Also at Gilberdyke there is a main line Railway Station and Doctors surgery.

#### THE ACCOMMODATION COMPRISES

The vendors of the property have current planning permission to add a first floor extension to the side of the property to create a third bedroom and ensuite bathroom to bedroom one. The plans are available to view at the agents office.

#### ENTRANCE HALL

Upvc wood effect front door leads into the entrance hall, having a recessed storage cupboard giving access to the..

#### LIVING ROOM

3.69 x 3.32 (12'1" x 10'11")

A spacious room to front aspect 2 x UPVC windows.

#### DINING ROOM

3.67 max x 2.96 max (12'0" max x 9'9" max)

A lovely room having spotlights to the ceiling, wood effect laminate flooring and plumbing for washing machine. Opening into the kitchen extension.

#### KITCHEN

3.27 x 2.64 (10'9" x 8'8")

Range of wood effect wall and floor units with complimentary work surfaces incorporating a one and a half bowl sink unit, space for dishwasher, space for fridge/freezer, four ring electric hob and oven with extractor over. Wood effect laminate flooring, velux window to the ceiling, recessed spotlights and part tiling to the walls. Patio doors give access to the rear garden.

#### FIRST FLOOR

##### MASTER BEDROOM

3.69 x 2.97 (12'1" x 9'9")

Recessed storage cupboard.

##### BEDROOM TWO

3.32 x 2.65 max (10'11" x 8'8" max)

High level cupboard housing hot water tank.

#### FAMILY BATHROOM

2.38 x 1.47 (7'10" x 4'10")

White three piece suite comprising of low level wc, pedestal hand basin and panelled bath. Double shower cubicle, part tiling to the walls and ladder towel radiator.

#### OUTSIDE

##### FRONT GARDEN

Being laid mainly to lawn.

##### SIDE DRIVEWAY

The long driveway provides ample off street parking being laid to stone leading to a double timber gate giving access to the..

##### REAR GARDEN

Laid to lawn and stone with timber fence to the boundary line.

#### ADDITIONAL INFORMATION

##### \*Broadband

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

##### \*Mobile

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

##### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

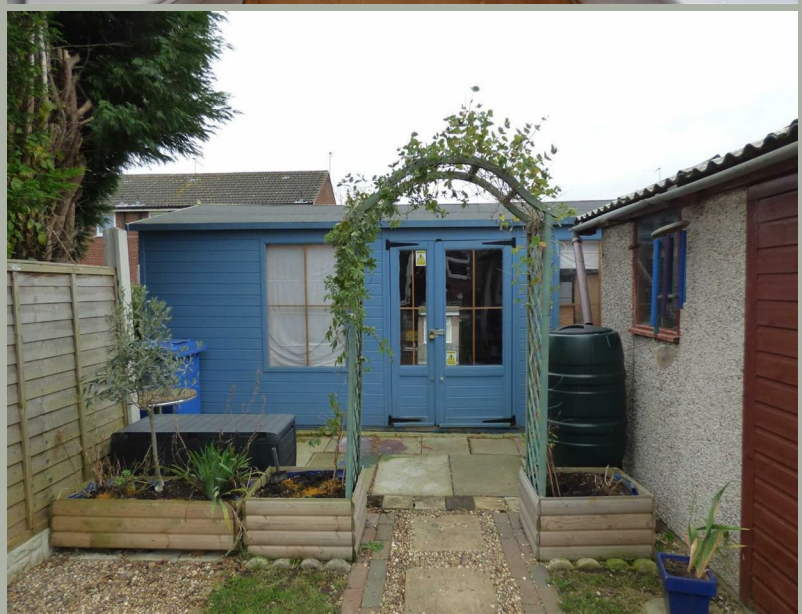
#### SERVICES

Mains water, drainage, gas and electricity are connected to the property.

#### APPLIANCES

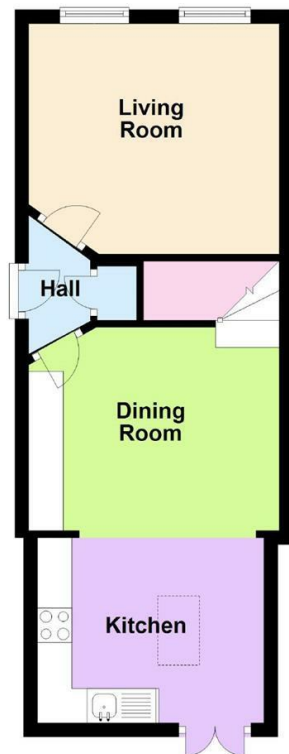
No appliances have been tested by the Agent.

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**Ground Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



**First Floor**  
Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

#### AGENTS NOTES

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.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

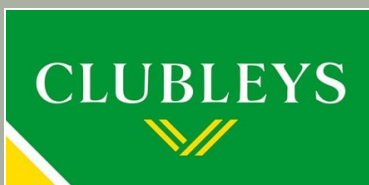
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 66      |                         |
| (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 |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.