



10, Briar Close,
Newport, HU15 2QY
Offers In The Region Of £195,000



Situated in a peaceful cul-de-sac, this beautifully renovated three bedroom semi detached home is offered in true turn key condition with no chain involved.

The accommodation briefly comprises entrance hall, a stylish and modern dining kitchen with doors opening directly to the rear garden, and a first floor offering three bedrooms alongside a contemporary family bathroom with shower over bath. The property has been tastefully redecorated throughout in fresh, neutral tones and benefits from newly laid carpets and floor coverings, creating a crisp and welcoming interior.

Externally, the home enjoys ample off-street parking to the front, a driveway to the side leading to a detached garage, and a generous rear garden laid to lawn perfect for families and outdoor entertaining.

Early viewing is highly recommended!

Council Tax Band: C



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Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Side entrance door, storage cupboard.

DINING KITCHEN

4.78 x 3.04 (15'8" x 9'11")

Fitted with a range of modern wall and floor units, work surfaces, 1.5 bowl stainless steel sink unit, eye level electric oven, electric ceramic hob, extractor hood over, space for fridge/freezer, space for automatic washing machine, radiator, stairs to first floor, french doors to rear garden.

SITTING ROOM

4.77 x 3.61 (15'7" x 11'10")

Bay window, ceiling coving, radiator.

FIRST FLOOR

LANDING

Cupboard housing gas fired central heating boiler, hatch to roof space.

BEDROOM ONE

3.61 x 3.01 (11'10" x 9'10")

Front elevation, fitted wardrobes, sliding doors, radiator.

BEDROOM TWO

3.53 max x 3.04 (11'6" max x 9'11")

Rear elevation, radiator.

BEDROOM THREE

2.06 x 2.07 (6'9" x 6'9")

Rear elevation, radiator.

BATHROOM

Modern white suite comprising low flush W.C., pedestal wash hand basin, panelled bath, thermostatic shower over, chrome ladder style towel rail.

OUTSIDE

The front garden is gravelled providing ample parking space, there is a gravelled side driveway. The rear garden is laid to lawn with timber fencing to the perimeter.

GARAGE

Single size, up and over door, power and light.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

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

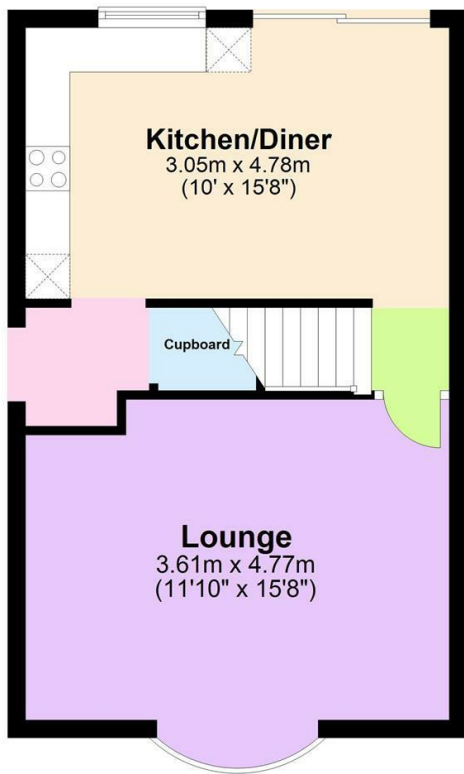
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



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

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.

MATERIAL INFORMATION

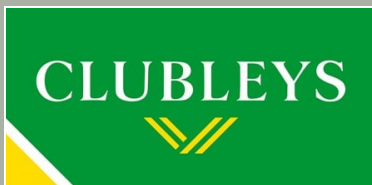
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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		86
(81-91) B		
(69-80) C	69	
(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.