

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



Welcome to this charming semi-detached family home located on Briar Close in Newport.

This family home offers vacant possession and 'move into condition' ready for you to make it your own. With three good-sized bedrooms, it offers ample space for families or those looking for extra room.

The heart of the home is a modern living dining kitchen, complete with oven, hob, extractor, making it perfect for both everyday living and entertaining guests. The contemporary family bathroom is designed with comfort in mind, ensuring a relaxing space for all.

Outside, you will find a well-maintained lawned rear garden, ideal for a growing family. The property also features a side driveway and a garage, providing convenient parking for one vehicle and additional storage options.

Positioned in a lovely spot, this home combines modern style with practicality, making it an excellent choice for those seeking a comfortable and inviting living space. Don't miss the opportunity to view this wonderful property and envision your future here.



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.

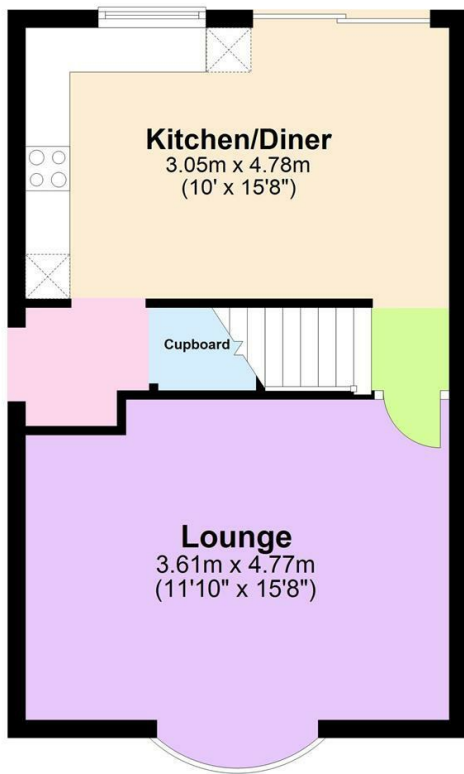


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## Ground Floor



## 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

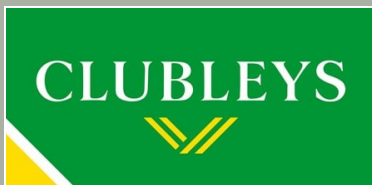
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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](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		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

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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.