



Walford Dene, Main Road,  
Newport, HU15 2RH  
£325,000



Located in the sought after village of Newport this spacious detached bungalow is offered with NO ONWARD CHAIN!

The accommodation features a spacious dual aspect lounge/diner, fitted kitchen, three bedrooms and bathroom all offering spacious comfortable living. Outside, the property benefits from front and rear gardens as well as a single detached garage with plenty of off road parking and a well maintained rear garden.

Viewing this property is highly recommended!!

Tenure - Freehold  
Council Tax Band - C  
Epc - C



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door with further inner entrance, ceiling coving and recessed cupboard.

### LOUNGE/DINING ROOM

11.256 x 4.649 (36'11" x 15'3")

Dual aspect spacious lounge and dining room, double glazed bay window to the front elevation, feature arch window to the side and a further feature circular window. Fireplace with cream surround and marble effect inset/hearth housing coal effect fireplace, raised dining area with feature brick wall and sliding doors leading to the rear garden. Ceiling coving and radiator.

### KITCHEN

2.960 x 2.959 (9'8" x 9'8")

White high gloss wall and base units with complimentary work surfaces, stainless steel sink unit with mixer tap, split level double oven, four ring gas hob with extractor over integrated slimline dishwasher, larder unit and pan drawers. Decorative wall tiles and tiled flooring. Door into rear lobby providing access to the utility room.

### UTILITY

2.550 x 1.200 (8'4" x 3'11")

Double glazed windows to the rear elevation, plumbing for washing machine, wall mounted Belfast sink, space for fridge/freezer and wall units.

### BEDROOM ONE

3.334 x 3.277 (10'11" x 10'9")

Double glazed bay window to the front elevation, fitted units including wardrobes, overhead storage and a dressing table, ceiling coving and wall lights.

### BEDROOM TWO

3.535 x 2.967 (11'7" x 9'8")

Double glazed window to the side and radiator.

### BEDROOM THREE

3.522 x 2.675 (11'6" x 8'9")

Double glazed window to the side elevation and radiator.

### BATHROOM

2.723 x 1.940 (8'11" x 6'4")

Double glazed opaque window to the side, panelled

bath, vanity sink unit with storage under, low level W.C and corner shower cubicle.

### OUTSIDE

To the front of the property is a low level brick wall, gravelled driveway provides ample off road parking. Landscaped area adjacent with grey slate and decorative mature planting. Wrought iron gates gives access to driveway leading to single detached garage with up and over door. Side access gate into the side garden, laid with stone and pavers. Gate into rear garden which is mainly laid to lawn with paved patio adjacent to the property with feature wall, a landscaped seating area and a further gravelled area with space for greenhouse.

### 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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

Mains gas, electricity & drainage are connected to the property.



**Ground Floor**  
Approx. 126.2 sq. metres (1358.1 sq. feet)



Total area: approx. 126.2 sq. metres (1358.1 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

**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**

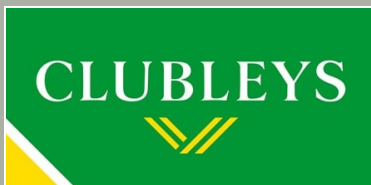
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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			83
(81-91) B		71	
(69-80) C			
(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.