

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*10 Nettle Hill, Newport, East Yorkshire, HU15 2RY*

- 📍 Semi-Detached House
- 📍 2 Bedrooms + Loft
- 📍 Stylish Shower Room
- 📍 Council Tax Band = C

- 📍 Spacious Dining Kitchen
- 📍 Southerly Rear Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = C

**£200,000**

## INTRODUCTION

Occupying a quiet cul-de-sac position, this superb semi-detached home has been thoughtfully enhanced to offer spacious and well-appointed living. Originally a three-bedroom house, the first-floor layout has been reconfigured to create an impressively large master suite, complete with extensive fitted furniture, alongside a second well-sized bedroom and a contemporary shower room. A fixed staircase from the landing provides access to a versatile loft area, which features a strengthened floor.

The ground floor is equally well-presented, featuring an entrance hall, a comfortable lounge, and a spacious dining kitchen with double doors that open directly onto the garden. A lawned garden extends to the front of the property and a driveway provides parking and leads to the single garage with automated roller door. The rear garden enjoys a sunny south-facing aspect and features a lawn with patio areas and decorative borders.

## LOCATION

Nettle Hill is a small cul-de-sac situated off Main Road in the centre of Newport village. Newport offers a selection of local shops including a convenience store, general amenities, primary school and the neighbouring village of Gilberdyke offers a more extensive range of facilities. The village is ideal for commuting with convenient access to junction 38 of the A63/M62 motorway network. There is also a railway station nearby in Gilberdyke.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.

## LOUNGE

An attractive lounge with window to front and a feature fireplace having a marble hearth and backplate housing a "living flame" gas fire. Understairs storage cupboard to corner.



## DINING KITCHEN

Having a range of fitted base and wall mounted units with roll top work surfaces, integrated oven, four ring hob with hood above, integrated fridge and freestanding dishwasher (included). Window and double doors out to the rear.





## FIRST FLOOR

### LANDING

With storage cupboard and access to further staircase leading up to the loft area. Window to side elevation.

## BEDROOM 1

Having an extensive range of fitted furniture comprising wardrobes, cupboards, dressing table and drawers. Two windows to the rear elevation.



## BEDROOM 2

With window to the front elevation.



## SHOWER ROOM

Contemporary shower room which has been fitted with a large shower area with glass partition, wash hand basin in cabinet and low level WC. There is a heated towel rail and tiling to the walls and floor.



## LOFT AREA

With a strengthened floor, fitted cupboards to one wall, Velux window.



## OUTSIDE

A lawned garden extends to the front of the property and a driveway provides parking and leads to the single garage with automated roller door. The rear garden enjoys a sunny south-facing aspect and features a lawn with patio areas and decorative borders.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *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. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.











