

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*16 Canal Side East, Newport, East Yorkshire, HU15 2RL*

📍 Semi Detached House

📍 Views Front & Rear

📍 Around 1,200sqft

📍 Council Tax Band =D

📍 Three Bedrooms

📍 Some Updating Req'd

📍 No Chain Involved

📍 Freehold/EPC = D

*Guide Price £200,000*



OFFERS INVITED BETWEEN £200,000 - £205,000.

### INTRODUCTION

This very interesting 3 bedroomed property is particularly spacious and enjoys some great views to the front across the canal and to the rear across the fishing lake. Canal Side East is situated in the centre of the village and accessed from Main Road where a number of shops, amenities and the junior school are to be found. The property is believed to have been built in the 1960's and was attached to an adjacent period property. The accommodation requires some renovation and offers much potential to remodel the layout which covers around 1,200sqft. The current layout is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge, dining room conservatory and kitchen. At first floor are 3 good sized bedrooms and a large bathroom. Please note that mains gas is not connected to the property but is available for connection in the street scene. The original electric heating system was ducted warm air however, is now obsolete and would therefore form part of the renovation required. Outside, there is a block set forecourt and access to the single garage. To the rear lies a lawned garden with attractive borders. Pedestrian side access is also available. The location of the property is a particular feature being within the village centre and with some lovely views to the front and rear.



### LOCATION

The village of Newport lies on the B1230 and is some 17 miles to the west of Hull. The village is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities. There is a railway station at nearby Gilberdyke. With convenient access to the M62 junction 38 at North Cave, Newport is well placed for travelling to the regional business centres of York, Leeds etc, it is also proving to be attractive for access to the growing economies of Howden and Goole.

### ACCOMMODATION

Residential entrance door to:

#### ENTRANCE PORCH

Internal door to hallway.

#### ENTRANCE HALL

With stairs to first floor off and cupboard beneath. Further cupboard housing the obsolete central heating system.

#### CLOAKS/WC

With low level WC and wash hand basin. Large cupboard situated off.

## LOUNGE

17'3" x 10'1" approx (5.26m x 3.07m approx)

With window to front elevation. Feature fire surround with marble hearth and backplate. A wide opening gives access through to the dining room.



## DINING ROOM

11'3" x 9'2" approx (3.43m x 2.79m approx)

Access from lounge, kitchen and double doors through to the conservatory.





## CONSERVATORY

14'0" x 8'4" approx (4.27m x 2.54m approx)

Overlooking the rear garden and fishing lake beyond. Tiling to the floor, external access door.



## KITCHEN

12'4" x 9'0" approx (3.76m x 2.74m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, tiled surround, plumbing for automatic washing machine. Window to rear elevation and door into conservatory.



## FIRST FLOOR

### LANDING

17'4" x 5'7" approx (5.28m x 1.70m approx)

With window to front elevation. The landing is large enough to accommodate a study or indeed the creation of an additional bedroom. Access to a large "walk in" storage cupboard.



## BEDROOM 1

17'3" x 10'0" approx (5.26m x 3.05m approx)

Having an extensive range of fitted furniture with wardrobes, cupboards and dressing table. Built in cupboard. Window to front providing views across the canal.



## BEDROOM 2

13'1" x 9'1" approx (3.99m x 2.77m approx)

With vanity wash hand basin, window to rear providing a great view across the fishing lake.



## VIEW FROM BEDROOM 2





## BEDROOM 3

13'1" x 7'5" approx (3.99m x 2.26m approx)  
Window to front elevation.



## BATHROOM

10'6" x 9'0" approx (3.20m x 2.74m approx)  
With suite comprising panelled bath with shower over and screen, fitted unit with wash hand basin and concealed flush WC, tiling to the walls, cupboard to corner.



## OUTSIDE

Outside, there is a block set forecourt and access to the single garage. To the rear lies a lawned garden with attractive borders. Pedestrian side access is also available.

## REAR VIEW OF PROPERTY

## FRONT VIEW



## REAR VIEW



## TENURE

Freehold



## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

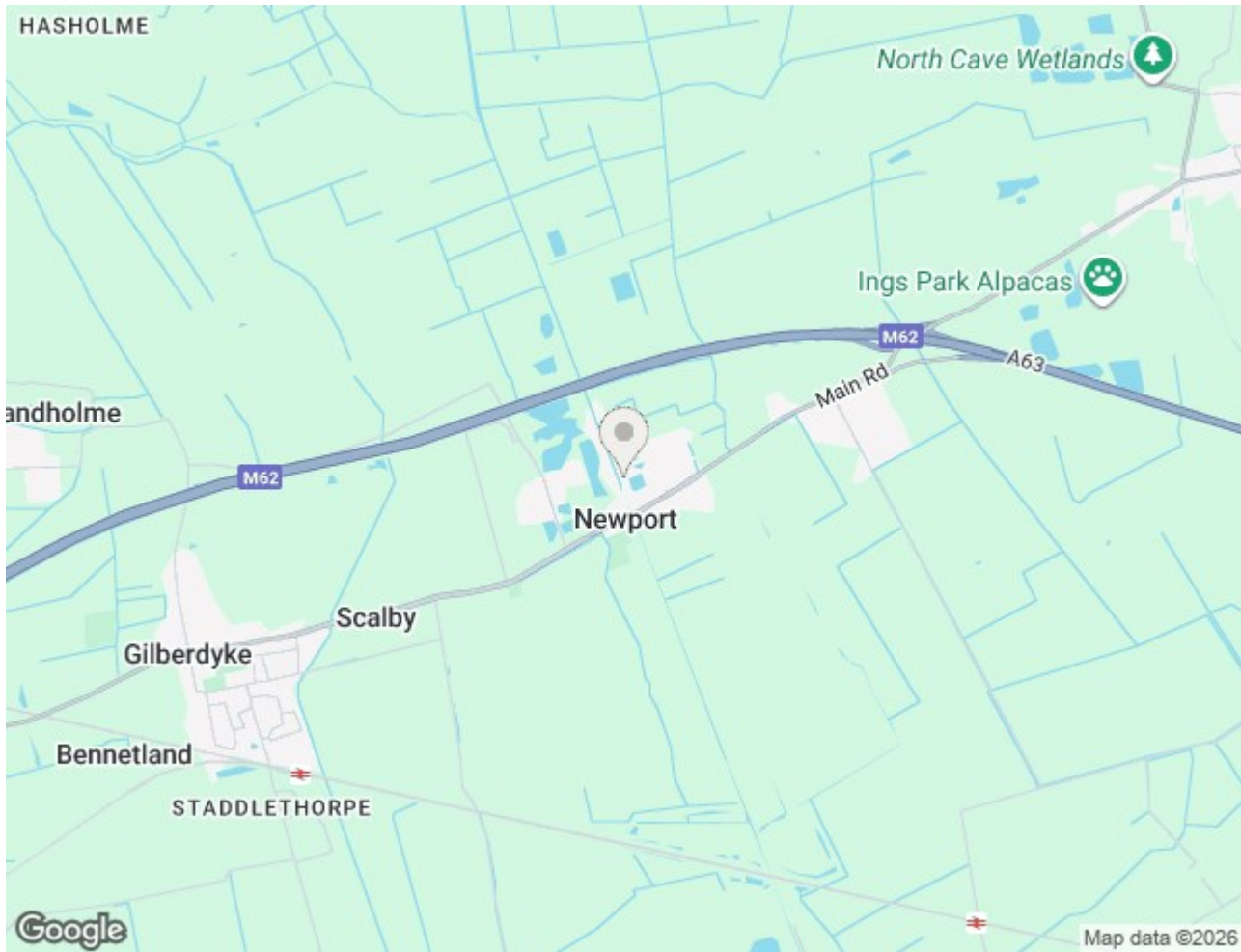
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.





## GROUND FLOOR

APPROX. 75.4 SQ. METRES (811.2 SQ. FEET)




## FIRST FLOOR

APPROX. 59.1 SQ. METRES (635.8 SQ. FEET)



TOTAL AREA: APPROX. 134.4 SQ. METRES (1447.0 SQ. FEET)  
**16 CANAL SIDE EAST**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	