

Park Row



Thimblehall Lane, Newport, Brough, HU15 2PX

Offers Over £180,000



****AMPLE OFF STREET PARKING**BUILT IN WARDROBES**** Situated in the village of Newport, this property briefly comprises: Hall, Lounge, Kitchen Diner, Shower Room and Sun Room, with two bedrooms and a Bathroom to the First Floor. Externally, the property benefits from spacious gardens, driveway and garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









PROPERTY OVERVIEW

This well-presented two bedroom property is ideal for first time buyers, growing families, or investors alike. Upon entering the home, you are welcomed into the hallway, which leads into a spacious front lounge perfect for relaxing or entertaining. To the rear of the ground floor, the property features a modern fitted kitchen with contemporary units and finishes, creating a stylish and functional space for family meals or social gatherings. Adjacent to the dining area is a door and inner hallway which leads to a modern shower room, with convenient storage located just outside the door. A bright sunroom adds natural light to the kitchen area and provides access to the rear patio, ideal for enjoying outdoor living. Upstairs, the first floor accommodates two generously sized bedrooms and a main family bathroom, offering comfortable and practical living space throughout. Outside is a low maintenance garden that runs from the front round to the back and parking for several vehicles.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

15'7" x 11'8" (4.76m x 3.56m)

Kitchen / Diner

19'3" x 59'4" (5.88m x 18.10m)

Inner Hall

Shower Room

6'6" x 5'6" (1.99m x 1.68m)

Sun Room

11'4" x 7'8" (3.47m x 2.36m)

FIRST FLOOR ACCOMMODATION

Bedroom one

15'10" x 9'8" (4.85m x 2.96m)

Bedroom Two

11'3" x 10'2" (3.45m x 3.11m)

Bathroom

7'2" x 6'9" (2.19m x 2.06m)

EXTERIOR

Front

Ample off street parking.

Rear

Enclosed rear garden, further parking and garage.

DIRECTIONS

Leaving our office on Pasture Road Goole head towards Howden on the A614. eventually turning right at the roundabout onto the B1230 stay on this road until entering the village of Newport and eventually turning left onto Thimblehall Lane, where the property can be identified by our Park Row for sale board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.


VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his



ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:


GOOLE - 01405 761199

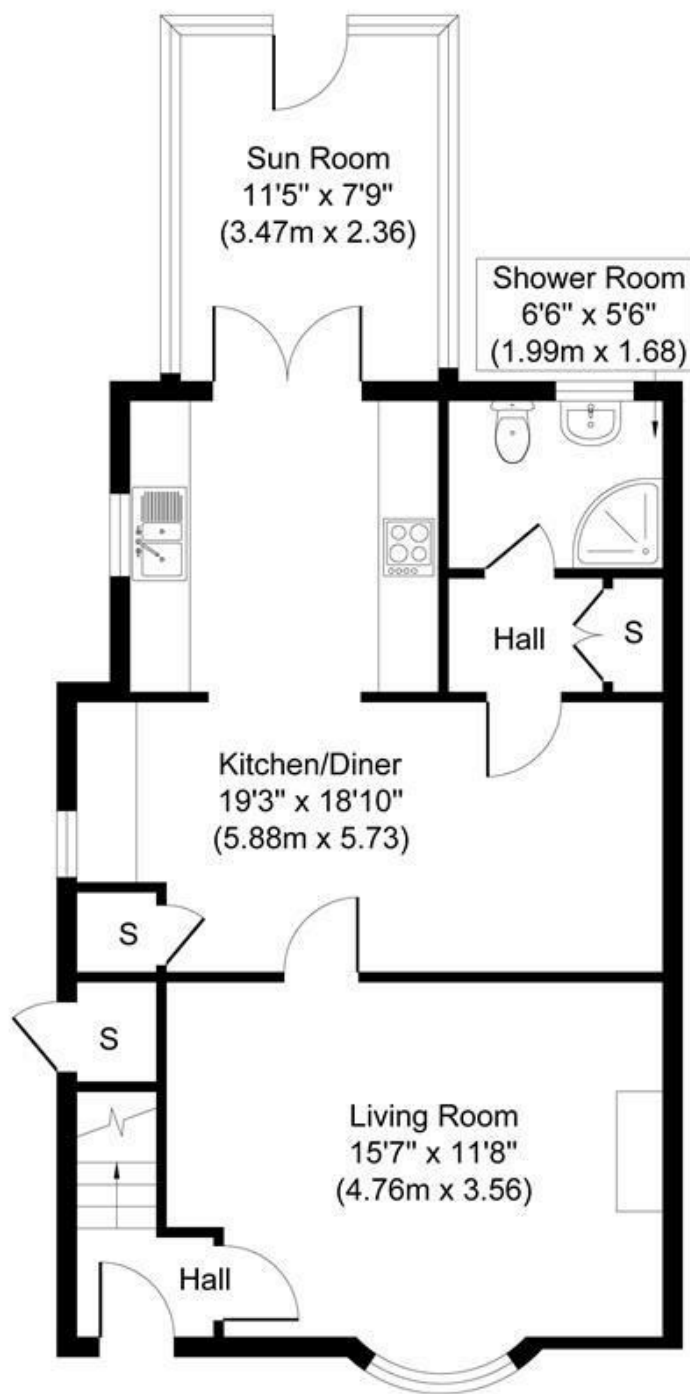
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

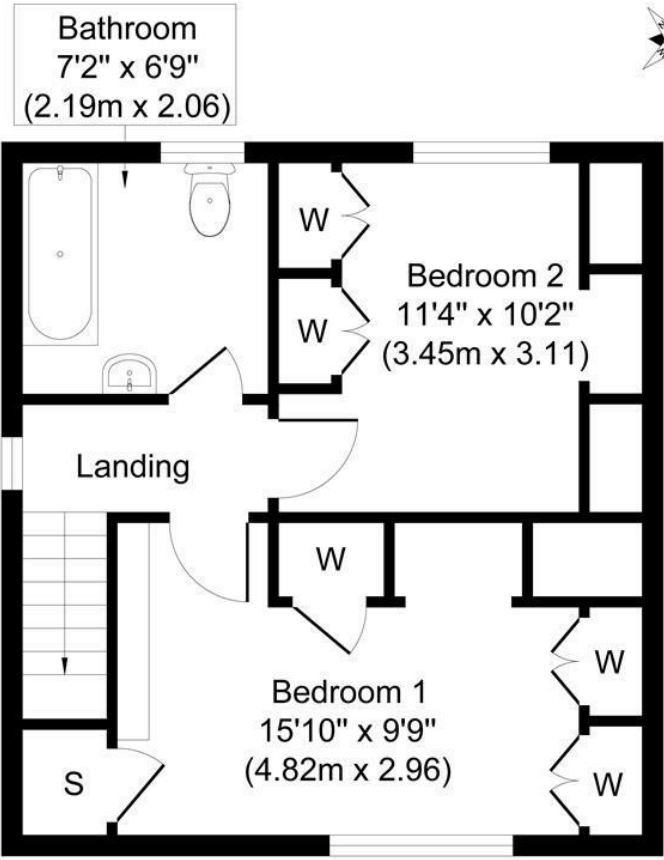
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
684 sq. ft
(63.54 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor
Approximate Floor Area
403 sq. ft
(37.45 sq. m)

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