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Matthew
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MOVING HOME



4 Briar Close, Newport, East Yorkshire, HU15 2QY

- 📍 The Ultimate "Smart" Home
- 📍 Extensively Refurbished
- 📍 Contemporary Fittings
- 📍 Open Plan Living
- 📍 Three Bedrooms
- 📍 Driveway & Garage
- 📍 Viewing Essential!
- 📍 EPC=C

£179,950

INTRODUCTION

This attractive semi-detached house has been extensively remodelled and refurbished in recent years by the current owners to the highest standards. The property has been designed for modern living and is the ultimate "Smart" home with voice controlled heating and lighting (can also be controlled manually) and Google Nest Smart thermostat and radiator valves. Energy efficiency has been improved considerably with 12" loft insulation, cavity wall insulation and Argon gas filled double glazed windows plus dimmable LED bulbs. The accommodation has an open plan layout to the ground floor with an entrance hallway and lounge/diner/kitchen which is fitted with a pyrolytic self cleaning oven. To the first floor are three bedrooms and a contemporary bathroom with 11 jet whirlpool bath.

To the front of the property is an extensive gravelled drive providing excellent off street parking and a side drive leads onwards to the large garage with boarded roof inside. The rear garden is mainly lawned with a patio area.

LOCATION

Briar Close is situated off Oak Drive and Meadow Lane in Newport. 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

Composite residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off and decorative LED lighting.

OPEN PLAN LOUNGE/KITCHEN/DINER

25'3" x 15'8" approx (7.70m x 4.78m approx)

With wood effect laminate flooring running throughout. Energy efficient recessed dimmable downlighters are fitted throughout and set to different zones.



LOUNGE AREA

With rear ceiling speakers and window to front elevation.

Storage cabinets, TV mount and ceiling fan are not included but are available under separate negotiation.



LOUNGE - ALTERNATIVE VIEW



KITCHEN AREA

Having a range of modern high gloss base and wall units with complementing worksurfaces, tiled splashbacks and breakfast bar. There is a ceramic sink and drainer with shower style mixer tap, plumbing for an automatic washing machine and space for a tumble dryer and fridge/freezer. Integrated appliances include a Zanussi five ring gas hob, Zanussi pyrolytic self cleaning oven with filter hood above and slimline dishwasher. There is ample space for a dining table and double doors open to the rear garden.



KITCHEN - ALTERNATIVE VIEW



KITCHEN/DINING



FIRST FLOOR

LANDING

With loft access hatch. Loft has ladders and approximately two thirds is boarded out.

BEDROOM 1

15'10" x 9'8" approx (4.83m x 2.95m approx)

With built in wardrobes, airing cupboard and window to front elevation.



BEDROOM 2

10'2" x 8'6" approx (3.10m x 2.59m approx)

Window to rear elevation.



BEDROOM 3

7'2" x 6'10" approx (2.18m x 2.08m approx)

Currently used as a home office with extensive sockets fitted. There is a free standing air conditioning unit which is not included but may be available under separate negotiation.



BATHROOM

With contemporary suite comprising an 11 jet whirlpool bath with LED lighting and two head shower system over, vanity unit with wash hand basin and low flush W.C. There is a large dual fuel towel radiator, dual extractor fans, ceiling mounted speaker. Tiled surround, window to side elevation.



OUTSIDE

To the front of the property is an extensive gravelled drive providing excellent off street parking and a paved side drive leads onwards to the large garage which extends to 6.8m with boarded roof inside and power. The rear garden is mainly lawned with a patio area and fenced boundary.



REAR VIEW OF PROPERTY



REAR OF PROPERTY - ALTERNATIVE 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 B. 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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

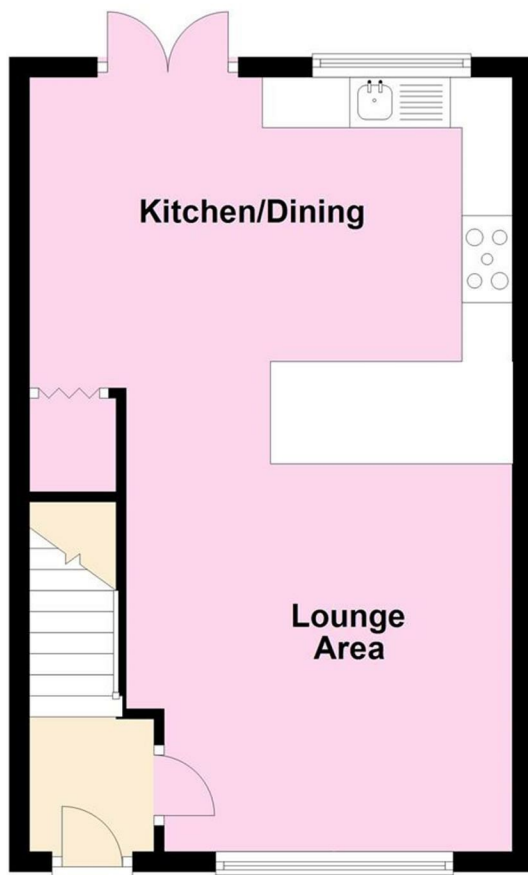
TIMEDAY/DATE

SELLERS NAME(S)



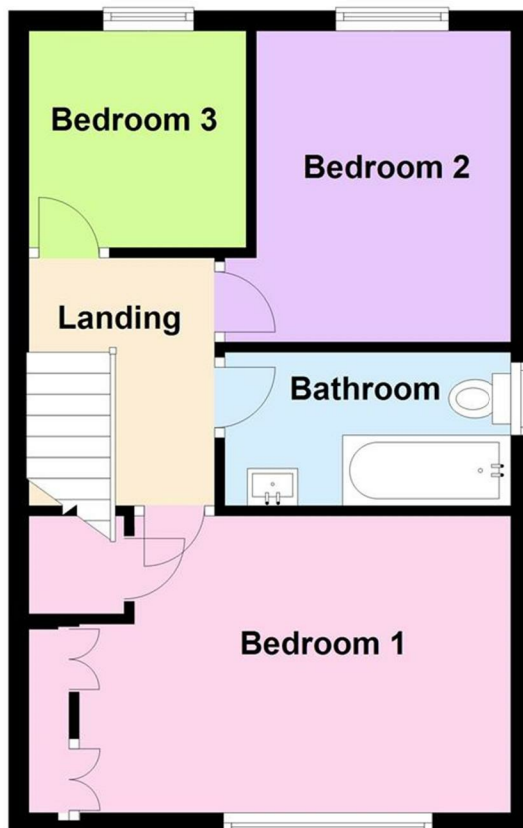
Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)




First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(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	

Environmental Impact (CO₂) Rating

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