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Matthew
Limb
MOVING HOME



103 Main Road, Newport, East Yorkshire, HU15 2QS

- 📍 Attractive Cottage
- 📍 Requires Full Renovation
- 📍 Lounge
- 📍 Kitchen
- 📍 1 Bedroom
- 📍 Upstairs Shower Room
- 📍 Garden To Front
- 📍 EPC - G

£55,000

INTRODUCTION

This attractive "end of row" cottage requires a complete programme of renovation. The property is situated in the centre of the village, well set back from the road, adjacent to the Wesleyan Chapel and with a lawned garden to the front. The accommodation currently comprises an entrance lobby, lounge, kitchen, upstairs shower room and bedroom. Services include electric, water and mains drainage. The property is approached by pedestrian access only. There is plenty of potential here to create a cosy home whether for personal occupation or as a rental opportunity.



LOCATION

Newport lies on the B1230 and is some 17 miles to the west of Hull. 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, Sheffield etc. It is also proving to be attractive to the growing economies of Howden and Goole. The village itself is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities. A mainline railway station is situated at Gilberdyke or Brough which provides Intercity connections.

Distances -

Hull - 17 miles

York - 32 miles

Leeds - 45 miles

Doncaster - 34 miles

ACCOMMODATION

ENTRANCE LOBBY

LOUNGE

10'2" x 9'0" approx (3.10m x 2.74m approx)

Window to front.

KITCHEN

9'0" x 8'8" approx (2.74m x 2.64m approx)

Stairs to first floor.

SHOWER ROOM

9'0" x 6'7" approx (2.74m x 2.01m approx)

BEDROOM

10'3" x 9'1" approx (3.12m x 2.77m approx)

OUTSIDE

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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

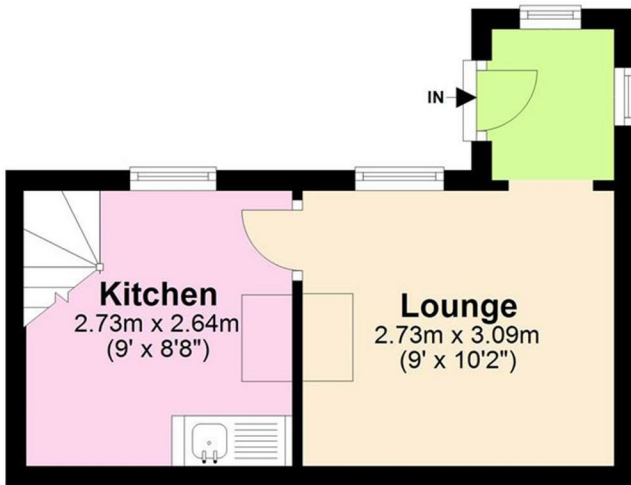
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 17.9 sq. metres (192.3 sq. feet)



First Floor

Approx. 15.9 sq. metres (171.4 sq. feet)



Total area: approx. 33.8 sq. metres (363.7 sq. feet)

