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Limb
MOVING HOME









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

- Semi-Detached House
- 2 Bedrooms
- Village Location
- Council Tax Band = A
- Dining Kitchen
- Delightful Gardens
- Extensive Parking
- Freehold / EPC = C

£169,950

INTRODUCTION

Priced to appeal to first-time buyers, this well-presented semi-detached house offers fantastic value with a delightful garden, parking for up to 4 cars, and a garage. The accommodation comprises an entrance hallway, lounge, dining kitchen, two bedrooms, and a family bathroom. The property benefits from gas central heating and uPVC double glazing.

The gravelled front and side drive provides ample parking and leads up to the detached garage. The lovely rear garden with patio areas, lush lawn and attractive planters enjoys the sun throughout the day. Don't miss out – viewing is highly recommended!

LOCATION

Briar Close is a small cul-de-sac situated off Oak Drive which runs off Meadow Lane close to the centre of Newport village. The village of Newport lies on the B1230 and is surrounded by farmland offering pleasant walks and a canal trail. It is some 17 miles to the west of Hull and is well served by a variety of local amenities including shops, garage, public houses, 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 traveling 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 HALL

With staircase leading up to the first floor.

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOUNGE

With window to front elevation.





DINING KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap. There is an electric cooker, undercounter fridge/freezer space and plumbing for a washing machine. Half of the room provides space for a dining table, with the understairs cupboard providing excellent storage with potential use as a pantry. Windows and external access door to rear.







FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes, storage cupboard and a window to the front elevation.



BEDROOM 2

Window to rear.



BATHROOM

Suite comprising a bath with shower over, wash hand basin, low-flush W.C. and tiled walls throughout. Window to the side elevation.



OUTSIDE

The gravelled driveway to the front and side provides extensive parking and leads onwards to the detached single garage. The delightful rear garden enjoys patio areas to capture the sun throughout the day with a lush lawn and attractive planters. There is also a dog run and kennel.









HEATING

The property has the benefit of gas central heating and has a boiler less than one year old.

GLAZING

The property has the benefit of uPVC 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 A. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

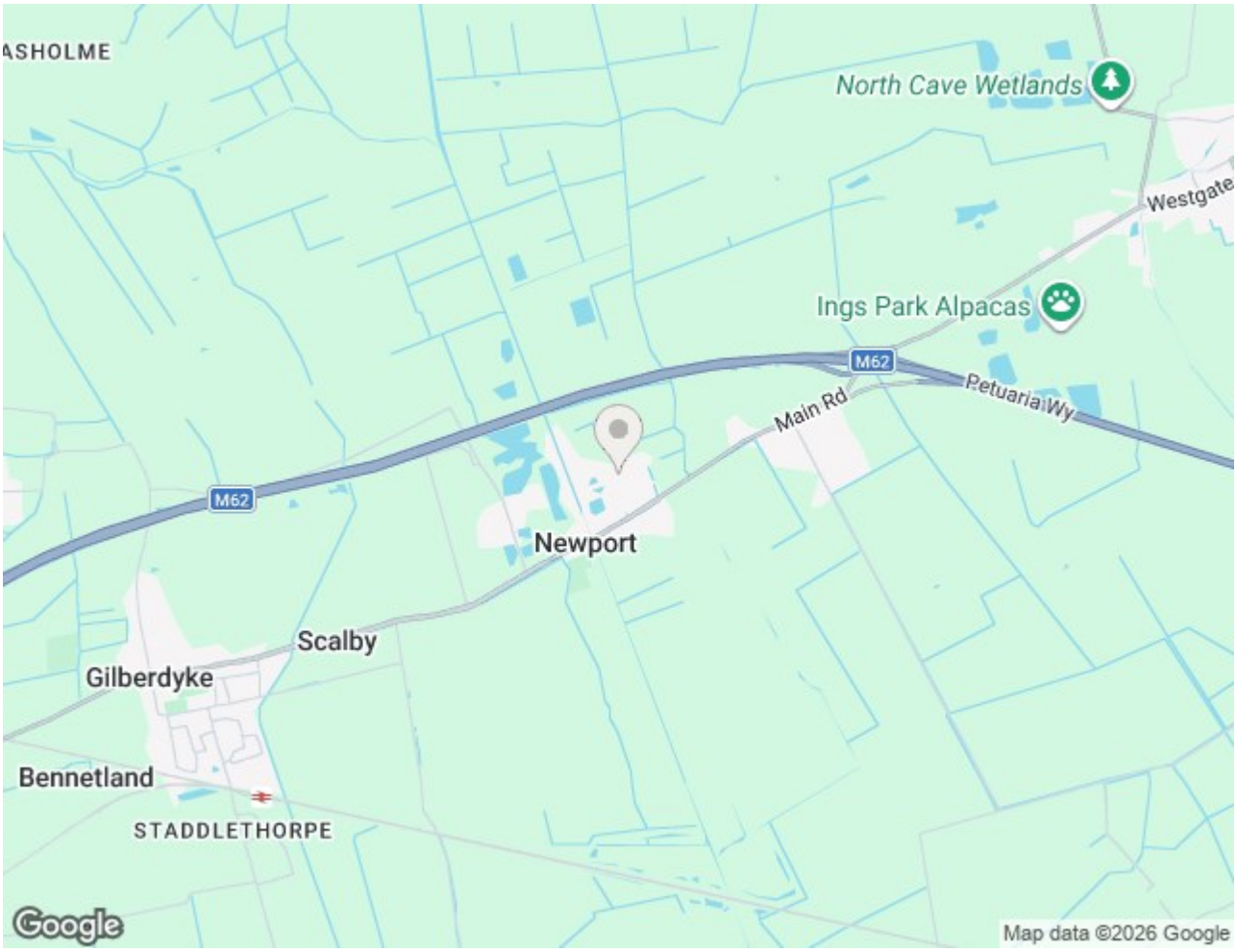
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

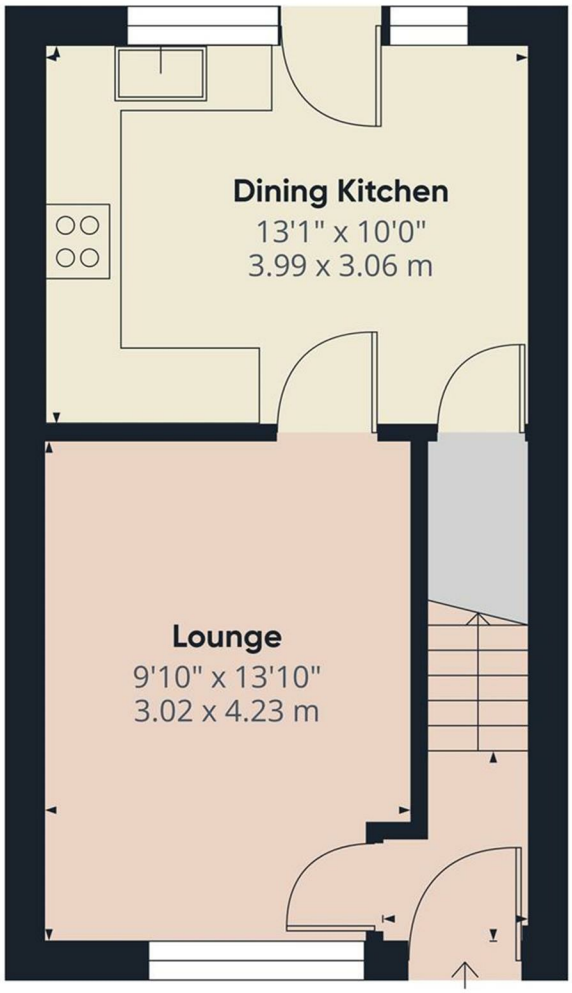
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


ASHOLME
North Cave Wetlands
Westgate
Ings Park Alpacas
M62
Petuaria Wy
Main Rd
M62
Newport
Scalby
Gilberdyke
Bennetland
STADDLETHORPE
Google
Map data ©2026 Google



Floor 0

Approximate total area(1)

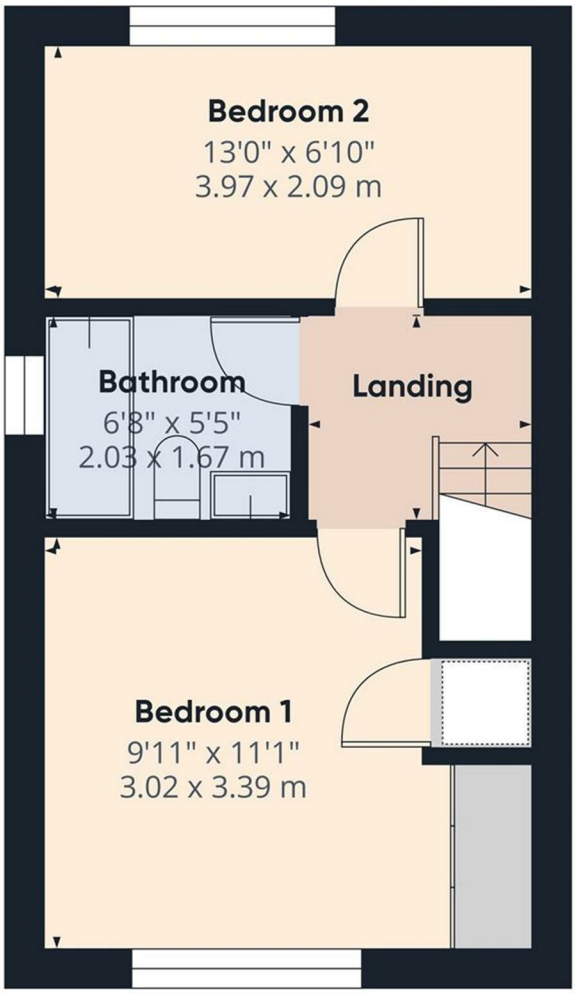
313 ft²

29.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

283 ft²

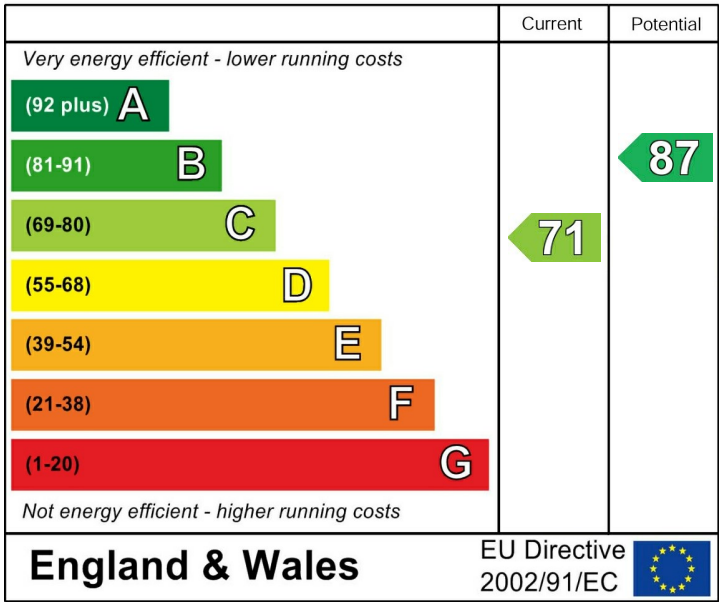
26.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

