



3, Southfields,
Newport, HU15 2QA
£185,000



This well presented semi-detached house is perfect for first time buyers.

Comprising: Living room, dining kitchen, downstairs Wc, three bedrooms and bathroom suite.

This property sits on a fabulous corner plot consisting of a generously sized drive which provides ample parking, and offers great versatility for anyone looking to create their first home in a sought-after location. With its appealing layout and potential for personalisation, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home in Southfields, Newport.

TENURE - FREEHOLD
EPC: B
COUNCIL TAX - A



Tenure: Freehold
East Riding Of Yorkshire Council
BAND: A

ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed front door, stairs to first floor. Door into..

LIVING ROOM

5.689 x 3.035 (18'7" x 9'11")

UPVC windows to both front and rear. Radiator, 2 x single pendant light fitting.

BREAKFAST KITCHEN

5.702 x 3.492 max (18'8" x 11'5" max)

UPVC double glazed window to the rear and bay window to front elevation. A range of modern base and wall mounted kitchen units with wood grain effect worktops, tiled splashbacks, composite single sink with mixer taps, space for dishwasher, freestanding cooker, American fridge/freezer, washer and dryer. Extending breakfast peninsula kitchen, vinyl floorcovering, opening out into a feature breakfast/dining area to the front aspect.

REAR LOBBY

Recessed understairs storage with low level WC, Door to living room. UPVC french doors to rear opening into the rear garden.

FIRST FLOOR

LANDING

UPVC double glazed window to rear elevation, loft access and storage cupboard housing boiler.

BEDROOM ONE

4.513 max x 3.010 (14'9" max x 9'10")

UPVC double glazed window to front elevation, radiator, single pendant light fitting, open plan to dressing area and built in storage cupboard.

BEDROOM TWO

3.972 x 3.082 (13'0" x 10'1")

UPVC double glazed window to front elevation, radiator and single pendant light fitted, recessed storage cupboard.

BEDROOM THREE

2.596 x 2.573 (8'6" x 8'5")

UPVC double glazed window to rear elevation, storage cupboard, radiator and single pendant light fitting.

BATHROOM

2.335 max x 1.681 (7'7" max x 5'6")

UPVC double glazed window to rear elevation, white suite with L shaped bath, electric shower over and fitted shower screen, vanity wash basin and concealed WC. Vinyl floorcovering, waterproof splashbacks, single pendant light fitting and extractor fan.

OUTSIDE

To the rear there is a fully paved patio, high level timber boundary fencing, and part brick feature wall left hand side. Double width driveway to accommodate numerous vehicles and double garage, with personal door from the patio area. To the front there is an extensive wrap around garden mainly laid to lawn with shrub and flower borders, pathway from front to back with low level timber fence and gate access.

ADDITIONAL INFORMATION

EPC RAITING -

COUNCIL TAX - Band A

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

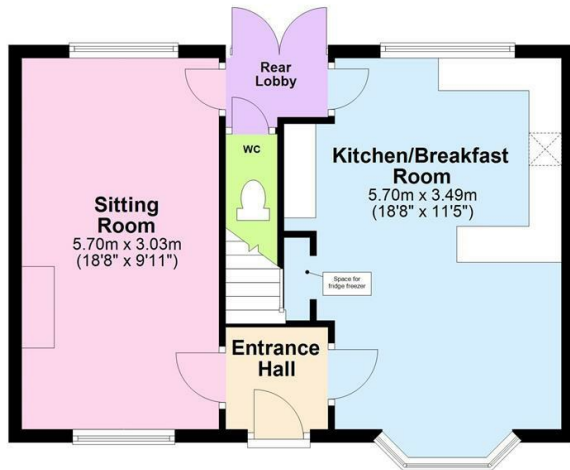
Mains gas, electricity, water and drainage are connected.

APPLIANCES

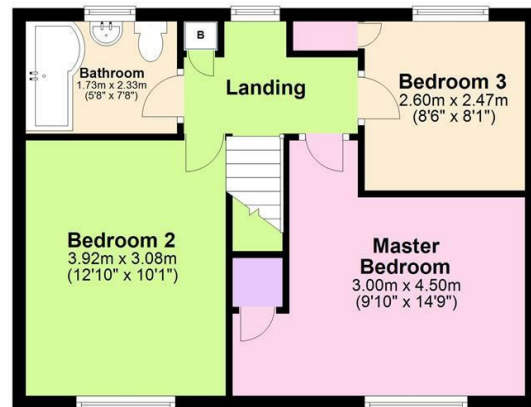
None fo the appliances have been tested by the agent.



Ground Floor



First Floor



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

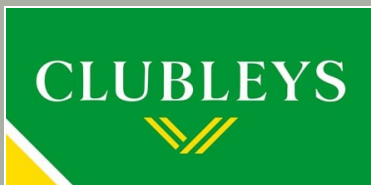
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	86
EU Directive 2002/91/EC		

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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.