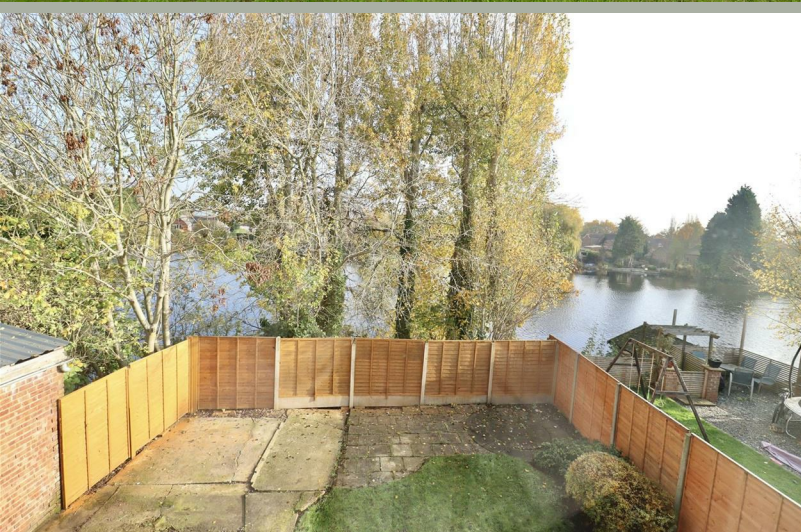




15, Teal Road,  
Brough, Newport, HU15 2PW  
Offers Over £200,000





## ABOUT THE PROPERTY

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Positioned in a peaceful, tucked-away part of Newport, this delightful semi-detached home combines comfort, modern living, and an enviable outlook. With a picturesque lake just beyond the rear garden, the property offers a serene setting perfect for those who enjoy scenic walks, fishing, or simply relaxing in nature.

Inside, the home boasts a bright, open-plan living and dining area, creating a welcoming space ideal for both family life and entertaining. The modern kitchen features breakfast bar seating, providing a casual and sociable area for everyday dining. Upstairs, you'll find a well-appointed family bathroom, complemented by a downstairs WC on the ground floor for added convenience.

The fenced rear garden includes a mix of lawn and patio areas, perfectly positioned to take advantage of the lovely lake views. A private driveway, and available street parking ensure practicality and ease for residents and guests alike.

The property benefits from a friendly local community and convenient access to shops and amenities just down the road. It's an ideal choice for families looking to create lasting memories, or couples seeking a tranquil home in a peaceful but not isolated setting.











Tenure: Freehold  
Band:

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door with glass side panel leading into the spacious hallway with stairs off to the first floor. Understairs storage cupboard. Telephone point.

#### CLOAKROOM

UPVC window to side elevation, low level WC, vanity wash basin

#### BREAKFAST KITCHEN

2.957 x 3.761 (9'8" x 12'4")

UPVC window to side elevation, rear glazed door leading to...

#### PORCH

3.156 x 1.707 (10'4" x 5'7")

Lean to conservatory style porch

#### LOUNGE

5.286 x 3.376 (17'4" x 11'0")

UPVC double glazed window to front elevation., opening directly into...

#### DINING ROOM

3.758 x 2.869 (12'3" x 9'4")

UPVC double glazed window to rear elevation. Door leading into kitchen.

### FIRST FLOOR

#### LANDING

UPVC double glazed window to side elevation, loft hatch and recessed cupboard.

#### BEDROOM ONE

4.891 max x 4.584 max (16'0" max x 15'0" max)

UPVC window to front elevation.

#### BEDROOM TWO

3.433 x 2.951 (11'3" x 9'8")

UPVC window to rear elevation,

#### BEDROOM THREE

2.947 x 2.497 (9'8" x 8'2")

UPVC window to rear elevation.

#### BATHROOM

2.192 x 1.940 (7'2" x 6'4")

UPVC window to side elevation. panel bath with shower over, and glass shower screen, pedestal

wash basin and low level WC, rad x 1, tiled splashbacks.

### OUTSIDE

To the front of the property there is a lawned garden, with driveway to accommodate multiple vehicles. Side gate and boundary fencing. To the rear of the property there is a lawned area and paved area.

### ADDITIONAL INFORMATION

EPC - Rating C

COUNCIL TAX - Band C

#### \*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 of the appliances have been tested by the agent





#### 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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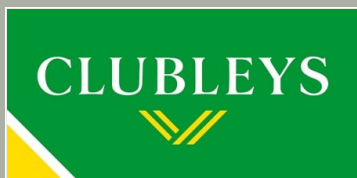
#### MORTGAGES

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](mailto: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.

#### 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.



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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	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.