

LEONARDS

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66 Main Road, Newport, East Yorkshire, HU15 2PP

- Two Bedroom Detached Bunaglow
- Entrance Hall with rooms Off
- Side Conservatory
- Two Bedrooms and Wet Room
- Driveway with Car Port and Garage
- Main Road Location close to Amenities
- Lounge and Dining Room
- Kitchen with Units
- Low Maintenance Gardens
- Gas Central Heating System and Double Glazing

Offers In The Region Of £220,000



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Well presented two bedroom detached bungalow, occupying a main road position within this West Hull village location. Recommended for an internal and external viewing to fully appreciate this super home. The accommodation comprises:- Entrance hall, front facing lounge with log burner, dining room with access into the kitchen and side conservatory, two bedrooms and a wet room. On the outside, there is a driveway providing off road parking and access to the car port and garage. Low maintenance garden areas. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

The property is located on the main road through the village of Newport. The village is positioned some 16 miles West of Hull, approximately 30 miles to York and 45 miles to Leeds. There are excellent road and rail connections with easy access to the M62 and mainline railway. The village itself boasts a local primary school, shops, restaurants, takeaways and public houses.

Entrance Hall

Enter via main entrance door into the hall. Loft hatch with a ladder leading to a part boarded loft space. Wooden style flooring. Doors into lounge, bedroom and dining room. Radiator and spot lights.

Bedroom One

11'11" x 11'10" + bay (3.642m x 3.612m + bay)

Window to the front elevation, radiator and wooden style flooring.

Lounge

11'11" x 11'10" + bay (3.636m x 3.632m + bay)

Window to the front elevation, wooden style flooring. Feature brick faced fireplace with contrasting hearth and wood burning stove. Spot lights and radiator.

Dining Room

11'10" x 11'10" (3.632m x 3.610m)

French doors leading into conservatory. Double doors into kitchen. Single radiator and wooden style flooring.

Bedroom Two

10'1" x 11'9" (3.086m x 3.602m)

Window to the rear. Side external entrance door to the driveway, radiator and spot lights, wooden style flooring, radiator and spot lights.

Kitchen

13'0" x 7'11" (3.973m x 2.417m)

Window to the side elevation and rear entrance door to the outside. Fitted base, wall and drawer units. Contrasting work surfaces incorporating stainless steel sink with mixer tap. Provision for a New World type cooker. Stainless steel chimney extractor over. Tiled flooring and splash back areas. Spot lights. Cupboard with combi-boiler. Plumbing for automatic washing machine.

Conservatory

12'10" x 13'2" (3.921m x 4.032m)

Overlooking the garden areas with power supply, tiled flooring and door to the side.

Wet Room

5'9" x 8'5" (1.755m x 2.577m)

Window to the rear with opaque glass. Low level flush W.C. and wash hand basin on table with mixer tap, shower area with electric shower unit. Extractor fan, tiling to the walls, towel rail and spot lights.

Outside

Attractive garden to the front with stones, pebbles and block paving. Steps lead down from gate to the front entrance door. Private side drive with gate to the car port which in turn leads to the garage. At the rear is a further attractive and well maintained garden which is brick tiled, and adorned with well stocked borders and bedding plants. Stone and pebbles to one side and fencing to the surrounds. Brick built coal bunker and the garden overlooks School area at the rear.



Garage

10'5" x 18'8" (3.196m x 5.708m)

Up and over door, light and power and window to the side elevation with side entrance door.

Energy Performance Certificate

The current energy rating on the property is D (62).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number NEP041092000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

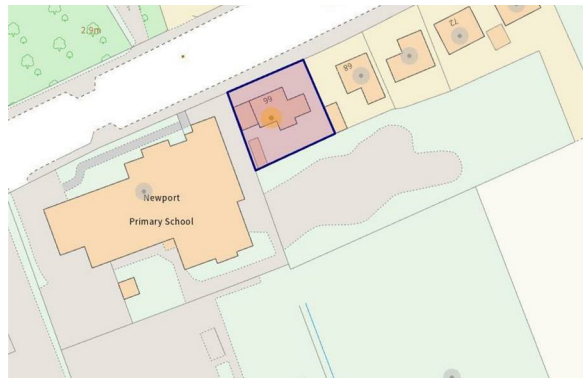
Strictly through the sole agents Leonards 01482 375212/01482 330777

Agents Note

The seller has advised us that the neighbour at number 68 has erected a garden structure with gutters which over hang into the garden of number 66.

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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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	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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