



12 Teal Road, Newport, Brough, East Yorkshire, HU15 2PW **LEONARDS**

SINCE 1884



- Four Bedroom Semi Detached Family House
- Entrance Hall with Cloakroom Utility off
- Off Road Parking with Driveway for Numerous Cars
- Gas Fired Central Heating System and Double Glazing

- Generous Size Rear Conservatory Addition
- Separate Front Facing Lounge
- Driveway to Good Size Single Garage

- Spacious Kitchen with Extensive Range of Units
- Four First Floor Bedrooms and Bathroom
- Rear Garden Area with Decking

Well proportioned FOUR BEDROOM semi detached family house. Highly recommended for an internal viewing to fully appreciate this super family home. The well presented accommodation comprises:- Entrance hall, cloakroom utility, front facing lounge, spacious kitchen with an extensive range of units, conservatory, first floor landing, four bedrooms and bathroom. Gardens with extensive parking area and well proportioned garage. Gas fired central heating system and double glazing. Viewing via Leonards.

## Offers In The Region Of £259,950





### Location

The village of Newport 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, restaurant, takeaway and public houses.

### Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with useful understairs storage. Wooden style flooring. Radiator.

### Cloakroom Utility

Suite of WC and wash hand basin. Plumbing for washing machine. Window to the side elevation.

### Lounge

11'2" x 17'9" (3.404m x 5.412m)

Window to the front elevation. Radiator.

### Spacious Kitchen

19'6" x 12'4" (5.962m x 3.765m)

Well fitted with an extensive range of base and wall units with contrasting work surfaces over which extend to provide a good amount of work top space. Part tiled walls. Space for range style cooker with hood over. Space for fridge, freezer, dishwasher and tumble dryer. Pan drawers, larder unit and corner store cupboard. Window to the side elevation and rear entrance door. Open plan access into:

### Conservatory

12'8" x 16'0" (3.870m x 4.889m)

Overlooking the rear garden this fabulous versatile room has windows to the side and rear elevations with doors to the side. Tiled effect flooring. Light/ceiling fan.

### First Floor Landing

Access to roof void with ladder and some boarding and the gas fired central heating boiler. Store cupboard on the landing. Window to the side elevation. Access to all rooms off.

### Bedroom One

9'6" x 14'1" to wardrobes (2.918m x 4.309m to wardrobes)

Window to the front elevation. Wardrobes. Radiator.

### Bedroom Two

9'7" max x 12'4" (2.939m max x 3.774m)

Window to the rear elevation. Radiator.

### Bedroom Three

9'8" x 8'0" (2.959m x 2.448m)

Window to the rear elevation. Radiator.





#### Bedroom Four

6'3" extends to 9'6" x 10'10" (1.907m extends to 2.919m x 3.307m)

Window to the front elevation. Radiator.

#### Bathroom

6'5" x 7'7" (1.967m x 2.318m)

Fitted with a white three piece suite of bath with mains shower over, wash hand basin and WC. Window to the side elevation. Tiling to the walls.

#### Outside

The property occupies a pleasant position along Teal Road. A particular feature is the well proportioned front garden area which provides off road parking for numerous cars with lawn area. A gated access provides access to the side driveway which leads to the rear garage and garden area. The low maintenance rear garden has decking and stoned areas with enclosed boundaries.

#### Garage

8'10" x 23'2" (2.698m x 7.068m)

A generous size garage with up and over front entrance door. Side pedestrian door. Side and rear windows. Light and power.

#### Energy Performance Certificate

The current energy rating on the property is C (75).

#### 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 NEP054012000 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 procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

### Tenure

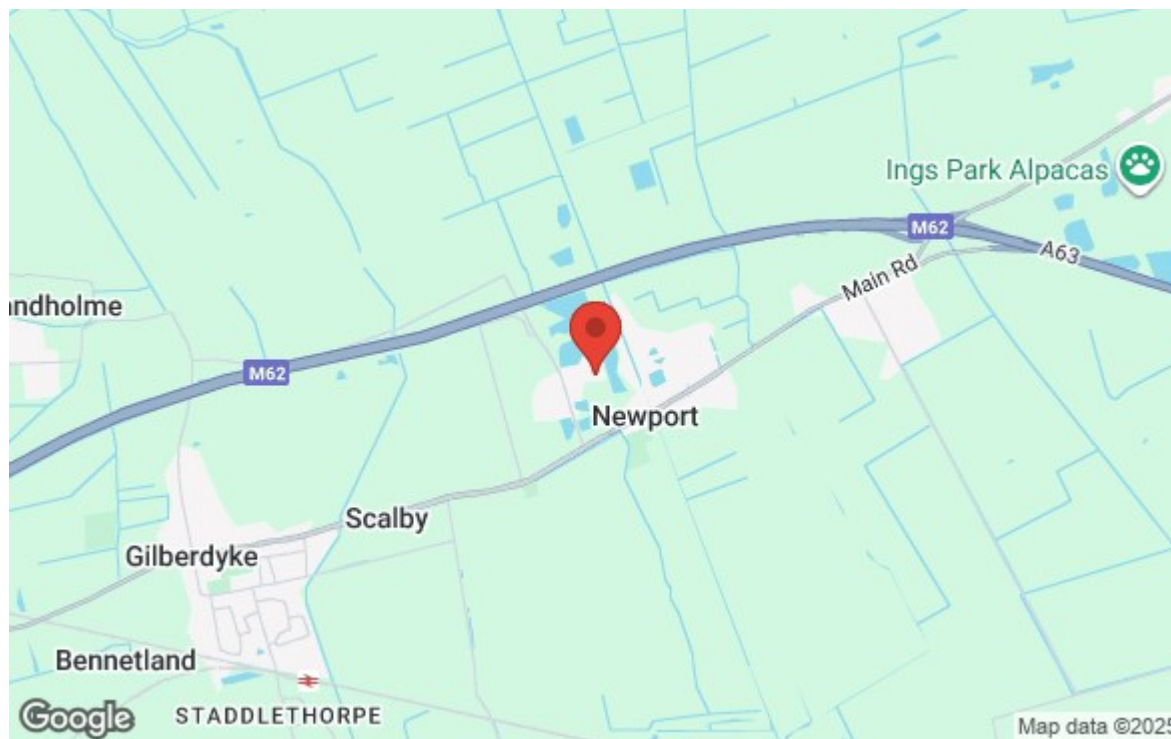
The tenure of this property is Freehold. There are two titles registered for this property. One for the main house and the other for the front garden addition.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### 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.















12 Teal Road, Newport

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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