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**Limb**  
MOVING HOME



*24 The Spinney, Newport, East Yorkshire, HU15 2QZ*

- 📍 Extended Semi-Detached
- 📍 Stylish Kitchen With Island
- 📍 Light Filled Living/Dining
- 📍 Council Tax Band = B
- 📍 Three Bedrooms
- 📍 Sunny Rear Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = C

**£220,000**



## INTRODUCTION

Nestled within an enviable cul-de-sac, this beautifully presented semi-detached home offers a delightful blend of modern living and outdoor enjoyment.

Boasting excellent parking and a lovely rear garden, the property has been thoughtfully extended to create a truly stunning living space. The heart of the home is the superb open-plan kitchen with a central island, seamlessly flowing into a fabulous, light-filled living/dining room that overlooks the garden. A further sitting room provides additional flexible living space, while the first floor offers three comfortable bedrooms and a modern bathroom.

A driveway extends to the front and side leading to the partially converted detached garage, now featuring a home office. The sunny rear garden, with its lush lawn and attractive patio, provides the perfect setting for relaxation and entertaining.

This is a home that truly ticks all the boxes for contemporary family living.

## PLANNING PERMISSION

The property benefits from an existing planning permission (ref: DC/17/04008/PLF) for single storey rear and two storey side extensions. The rear extension has been completed locking in the permission for the side extension in perpetuity, with the opportunity for the purchaser to construct this in the future.

## LOCATION

Newport lies on the B1230 and is some 17 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, Newport is well placed for travelling to the regional business centres of York, Leeds etc. It is also proving to be attractive to the growing economies of Howden and Goole. The village itself is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities. A mainline railway station is situated at Gilberdyke or Brough which provides Intercity connections. Distances - Hull - 17 miles, York - 32 miles, Leeds - 45 miles, Doncaster - 34 miles.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With doors leading to both the kitchen and sitting room.

### SITTING ROOM

15'8" x 11'9" approx (4.78m x 3.58m approx)

With window to the front elevation and door giving access to the stairs and first floor.



## OPEN PLAN KITCHEN

15'8" x 10'2" approx (4.78m x 3.10m approx)

Having an extensive array of stylish units with matching central island with solid wood worktops and Belfast sink. There is an integrated oven, microwave, four ring hob and fridge/freezer, built in dishwasher plus plumbing for a washing machine and dryer. Window to rear and open plan through to the living/dining area.



## LIVING/DINING AREA

18'5" x 9'8" approx (5.61m x 2.95m approx)

Stunning light and airy space with skylights and windows and doors overlooking the rear garden.



## FIRST FLOOR



## LANDING

Window to side.

## BEDROOM 1

14'11" x 9'9" approx (4.55m x 2.97m approx)

With storage cupboard and window to the front elevation.



## BEDROOM 2

10'0" x 8'5" approx (3.05m x 2.57m approx)

Window to rear.



## BEDROOM 3

6'10" x 6'9" approx (2.08m x 2.06m approx)  
Window to rear.



## BATHROOM

With suite comprising a shaped bath with shower over and screen, fitted cabinets with wash hand basin and mirror, low flush W.C. Tiled surround, window to side.





## OUTSIDE

The property enjoys a corner plot and cul-de-sac position. A driveway extends to the front and side leading to the partially converted detached garage, now featuring a home office. The sunny rear garden, with its lush lawn and attractive patio, provides the perfect setting for relaxation and entertaining. There is also a greenhouse.



## REAR VIEW



## GARDEN AT NIGHT



## GARAGE

Double length garage containing a workshop space and an insulated study/gym. There is also a separate garden store to the rear.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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. 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.

## AGENTS NOTE

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. 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 TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

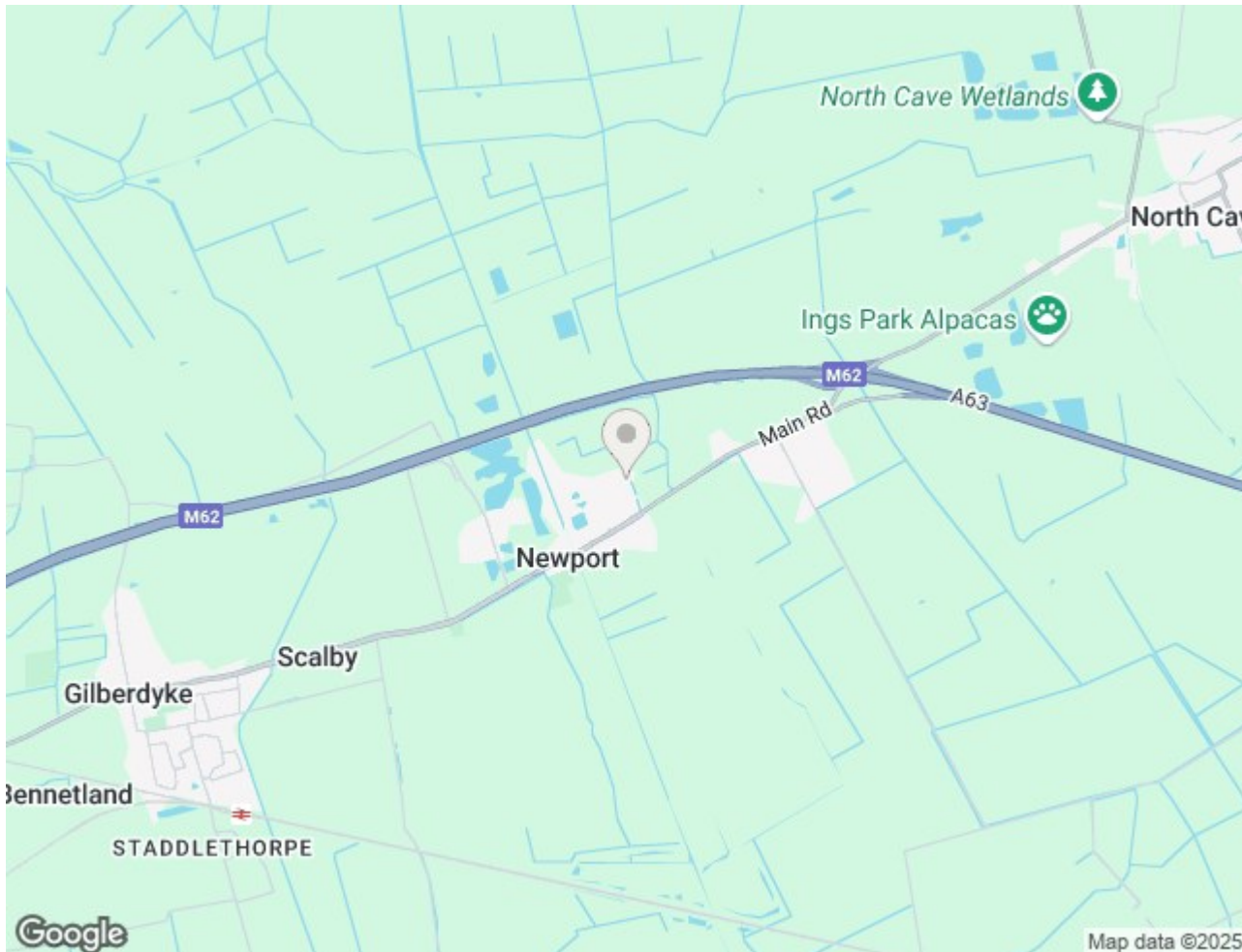


## PHOTOGRAPH DISCLAIMER

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.

## VALUATION SERVICE

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.





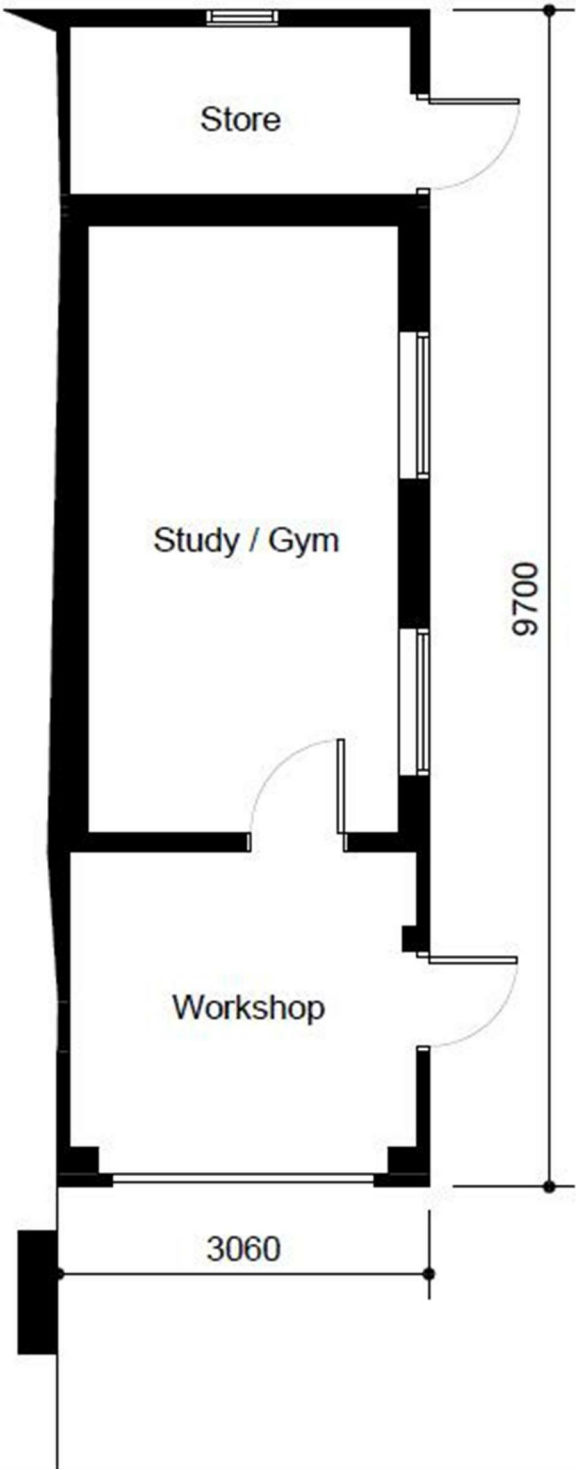


**Ground Floor**  
49.7m<sup>2</sup> / 535 sq ft



**First Floor**  
36.7m<sup>2</sup> / 395 sq ft


**Total Floor Area**  
86.4m<sup>2</sup> / 930 sq ft



Garage



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	