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Limb
MOVING HOME









6 Wallingfen Lane, Newport, East Yorkshire, HU15 2RF

- A Real "One Off"
- Superb New Build
- 2/3 Bed Detached
- Council Tax Band = TBC
- High End Specification
- Garage With Above Studio
- Must Be Viewed!
- Freehold/EPC = TBC

£445,000

INTRODUCTION

Nearing completion allowing buyers to choose kitchen colour and general finishes, is this fabulous individual detached property complete with an amazing double garage and studio block above. A real "one off", this stand out property is packed full of features and a high end specification including a fine handmade kitchen within the open plan living/kitchen/dining area. The versatile layout is depicted on the attached floorplan. An impressive hallway has a galleried landing above and the heart of the house is the amazing open plan living/kitchen/dining area with bi fold doors opening out to a westerly facing garden and a log burner to be fitted. There is a large utility room, cloaks/W.C. and a separate reception room which could also be a third bedroom. Upon the first floor are two fabulous double bedrooms, both with en-suites. The accommodation has the benefit of gas fired heating which is underfloor to the ground floor and radiators upon the first floor. There is uPVC framed double glazing. The property occupies a good sized plot with a garden to the front and a driveway which leads to the rear where the double garage and studio above is located. The rear garden is turfed and enjoys a westerly aspect. Excellent parking is available also.

GARAGE BLOCK

This double height garage block has a garage area measuring approximately 21'0" x 20'0" with automated "up and over" roller door. Internally a staircase leads to the room above measuring approximately 20'0" x 16'0" with a glazed gable and Velux sky lights. This is an amazing space and would be ideal for a variety of uses such as studio, recreational space, gym etc.

LOCATION

The property is located on the western side of Wallingfen Lane, close to its junction with Main Road, Newport. Wallingfen Lane lies to the east of the village centre and leads onwards towards Broomfleet. The village of Newport lies approximately 1 mile to the west where a number of shops, amenities and junior school are to be found. Immediate access is available to the A63/M62 motorway network making this an ideal location for the commuter/traveller.

Hull City Centre - 17.7 miles
Howden - 9 miles
Leeds - 46.6 miles

ROOMS AND DIMENSIONS

ENTRANCE HALL

13'6" x 8'7" approx (4.11m x 2.62m approx)
With stairs leading up to first floor.

W.C.

LIVING/KITCHEN/DINING

32'10" x 24'7" approx (10.01m x 7.49m approx)
Measurements to extremes.
A simply stunning open plan space comprising kitchen and living areas. Featuring a top quality stunning handmade kitchen (colourway choice available). Bi fold doors open to the rear. A log burner to chimney breast will be fitted to the living area.







LIVING AREA



SITTING ROOM/BEDROOM 3

11'7" x 10'7" approx (3.53m x 3.23m approx)



UTILITY ROOM

10'6" x 7'4" approx (3.20m x 2.24m approx)

FIRST FLOOR

LANDING

BEDROOM 1

24'8" x 12'7" approx (7.52m x 3.84m approx)
With double doors to Juliet style rear balcony.



EN-SUITE SHOWER ROOM



BEDROOM 2

16'10" x 12'0" approx (5.13m x 3.66m approx)
Window to rear.



EN-SUITE BATHROOM



"WALK IN" WARDROBE

GARDEN



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band TBC. We would recommend a purchaser make their own enquiries to verify this.

VIEWING

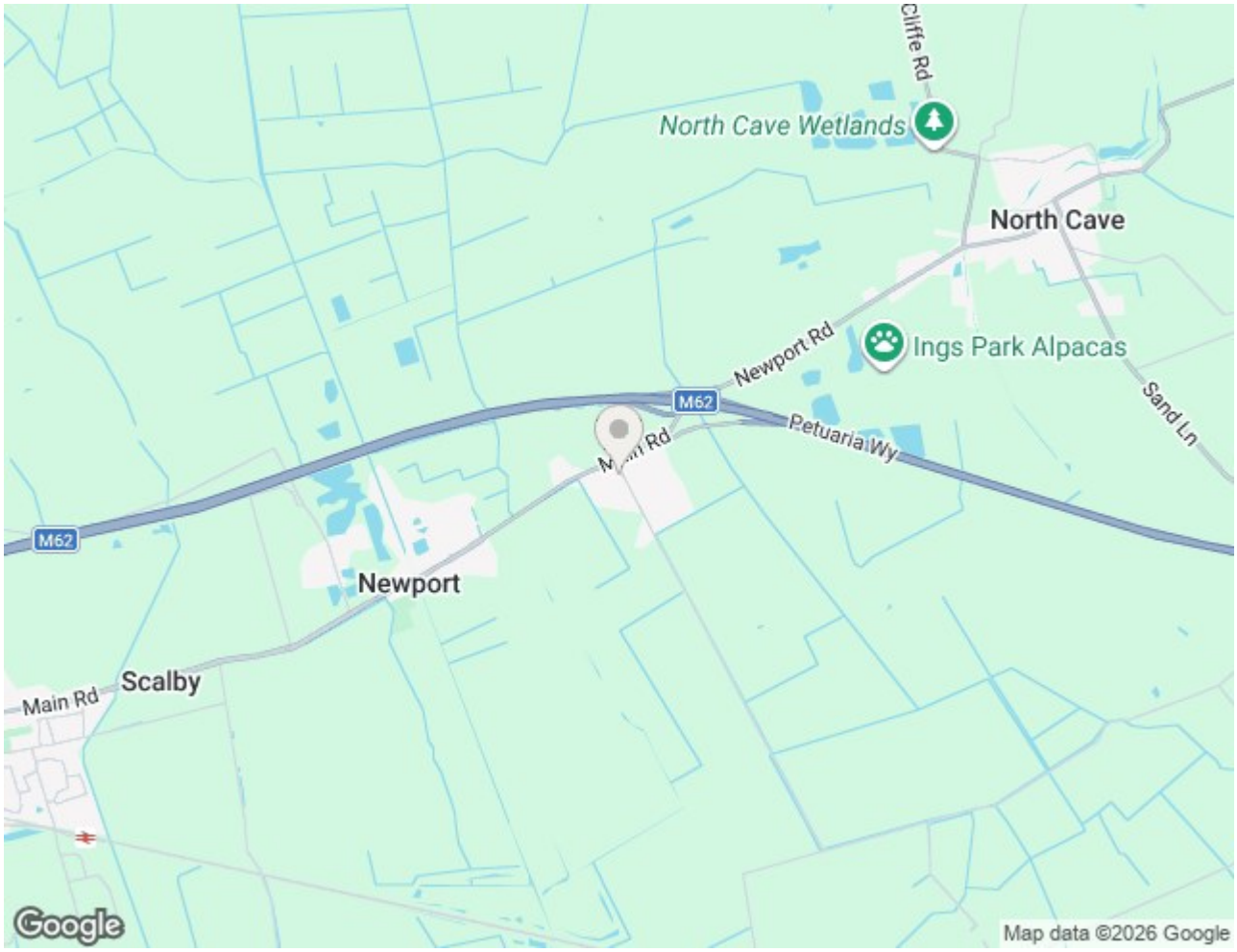
Strictly by appointment through the agent. Brough Office 01482 669982.

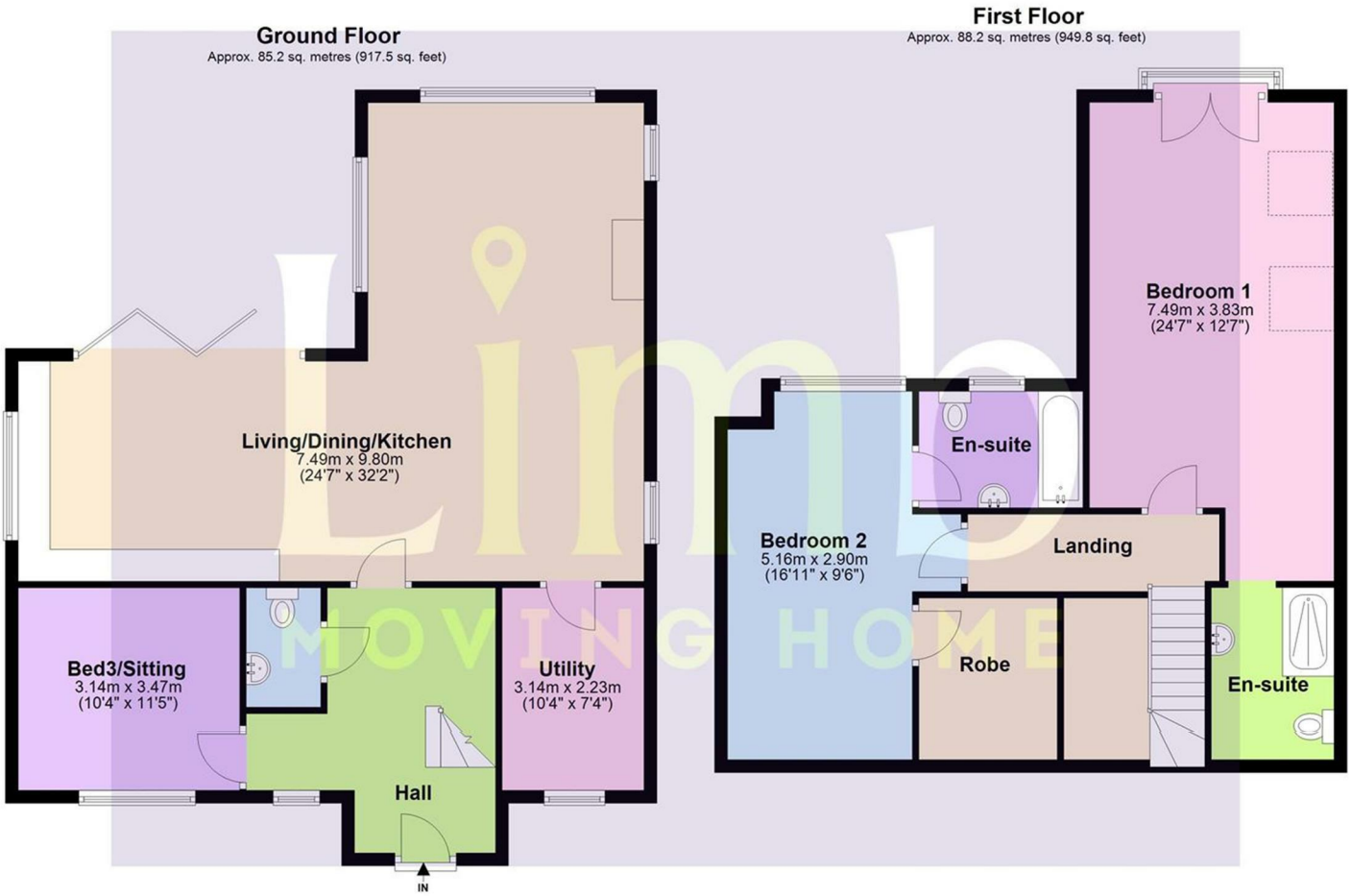
AGENTS NOTE

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.

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.

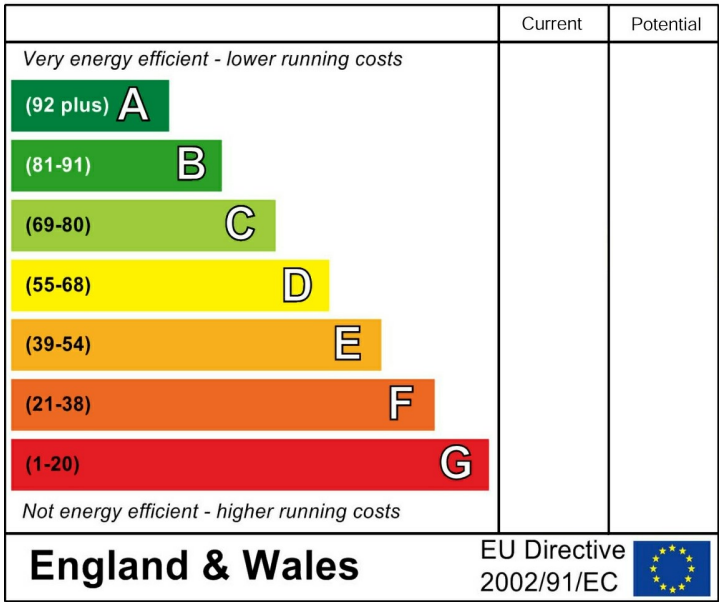

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North Cave
Newport Rd
Ings Park Alpacas
M62
Petuaria Wy
Sand Ln
Main Rd
M62
Newport
Main Rd
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Total area: approx. 173.5 sq. metres (1867.3 sq. feet)

Wallingfen Lane

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

