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**Limb**  
MOVING HOME



*90 Main Road, Newport, East Yorkshire, HU15 2RG*

- 📍 Truly Deceptive
- 📍 Individual Detached House
- 📍 4 Bedrooms
- 📍 Council Tax Band = C
- 📍 Lounge with Vaulted Ceiling
- 📍 Excellent Parking
- 📍 Attractive Garden
- 📍 Freehold / EPC = D

**£385,000**

## INTRODUCTION

This truly individual, four-bedroom detached home stands in the centre of the village, offering deceptively spacious and uniquely characterful accommodation that must be viewed to be fully appreciated. Originally the village Oddfellows Hall, the property has been significantly extended, remodelled, and refurbished to create an exceptional home boasting high insulation standards, modern features, and excellent off-street parking. The ground floor opens into a stunning lounge with a vaulted ceiling, a separate dining room, a stylish modern kitchen, a practical utility room, and a cloakroom/W.C. There is also a gym with bi-folding doors to the garden.

The first-floor layout accommodates four bedrooms overall, including a master bedroom with its own en-suite, alongside a contemporary family bathroom featuring a built-in wall TV. Positioned right in the heart of the village, the property enjoys immediate access to a traditional street scene of local shops and amenities, yet retains a high degree of privacy within its attractive rear garden, which comes complete with a hot tub.



## LOCATION

The sister villages of Gilberdyke and Newport offer a desirable residential experience on the western edge of the East Riding. Often considered one cohesive community, they provide an exceptional quality of life distinguished by a friendly, village-scale atmosphere and expansive rural surroundings. Together, they offer a perfect environment for families and professionals who value the tranquillity of the countryside while remaining part of a vibrant local network.

A variety of local services ensure that residents enjoy a high standard of living with everyday essentials right on the doorstep. The villages are well-equipped with a local supermarket, independent shops, and traditional pubs. For more extensive retail and leisure needs, the comprehensive amenities of Brough or Howden are just a short drive away, offering a wider array of supermarkets, fitness facilities, and professional services, providing a perfect balance of village peace and modern convenience.

The community is served by two well-regarded primary schools: Gilberdyke Primary School and Newport Primary School. For secondary education, the area is perfectly positioned for access to the highly regarded South Hunsley School and Sixth Form College in Melton or the well-respected Howden School. Furthermore, additional independent schooling options are within easy reach, ensuring diverse academic pathways for all students.

Gilberdyke and Newport provide superb regional connectivity, making them some of the best-connected rural locations in the county. The villages sit immediately adjacent to the M62 corridor, providing a direct link to Hull, Leeds, and the national motorway network. Furthermore, Gilberdyke features its own railway station, offering regular services to Hull, Leeds, Doncaster, and Manchester – a significant advantage for professional commuters.

Accessibility to key destinations includes:

- Howden: Approx. 5 miles
- Beverley: Approx. 16 miles
- Hull City Centre: Approx. 18 miles
- York: Approx. 22 miles
- Leeds: Approx. 40 miles

Beyond the immediate vicinity, the location offers immediate access to the East Riding countryside. Positioned within the fertile landscapes, the area is a haven for outdoor enthusiasts. This blend of community spirit and strategic transport links truly encapsulates the best of East Yorkshire life.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



## *ENTRANCE PORCH*

## *DINING ROOM*

With decorative beams to the ceiling and an angled fireplace with heavy lintel, brick fire surround and log burner upon a tiled hearth. Window to the front elevation.

## *RECEPTION HALL*

With window to side elevation and staircase leading up to the first floor with cupboard under.



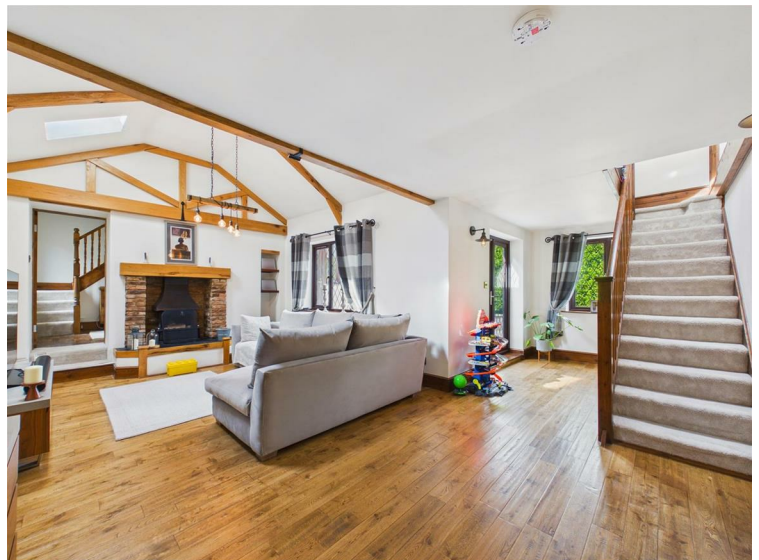
## KITCHEN

Having a range of stylish base and wall units with contrasting worktops incorporating a ceramic one and a half bowl sink and drainer with mixer tap, range style cooker and a dishwasher. Decorative beams to ceiling, windows to two elevations and an external access door to rear terrace.



## LOUNGE

A stunning room with a part vaulted ceiling with open oak beams throughout featuring two Velux windows. The focal point of the room is a feature Inglenook style fireplace with oak lintel and cast open grate. There are windows and French doors opening out to the garden, oak flooring and a staircase leads up to the main bedroom suite.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer.

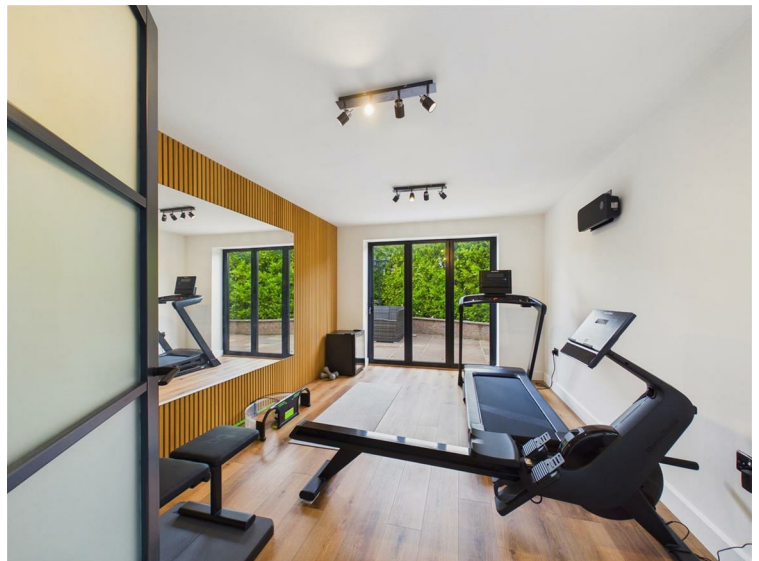


## CLOAKS/W.C.

With low flush W.C., wall mounted gas central heating boiler.

## GYM

With bi-folding doors to the garden, laminate flooring and external access door to side.



## FIRST FLOOR

## *BEDROOM 1*

Accessed from the staircase in the lounge. With fitted wardrobe and two Velux windows.



## *EN-SUITE*

With contemporary white suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls and floor, heated towel rail.



The main bedroom suite is separated from the other bedrooms which themselves are accessed via a staircase in the reception hall.

## *LANDING*

## BEDROOM 2

With overstairs cupboard and window to the front elevation.



## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

Window to the rear elevation.



## BATHROOM

With modern suite comprising a bath and walk in shower enclosure, vanity unit with wash hand basin and low flush W.C. There is tiling to the walls with an inset TV. Heated towel rail, inset spot lights and window to side.



## OUTSIDE

Occupying a corner plot at the entrance to a quiet cul-de-sac, the property enjoys a highly central and convenient village position while maintaining an excellent degree of privacy, aided by an established laurel hedge running along a large part of the boundary. The enclosed garden features a neat lawn alongside a generous Indian stone patio that comfortably houses a hot tub. A spacious driveway provides ample off-street parking.





*DRIVEWAY*



*HEATING*

The property has the benefit of gas central heating.

*GLAZING*

The property has the benefit of double glazing.

*TENURE*

Freehold

*COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

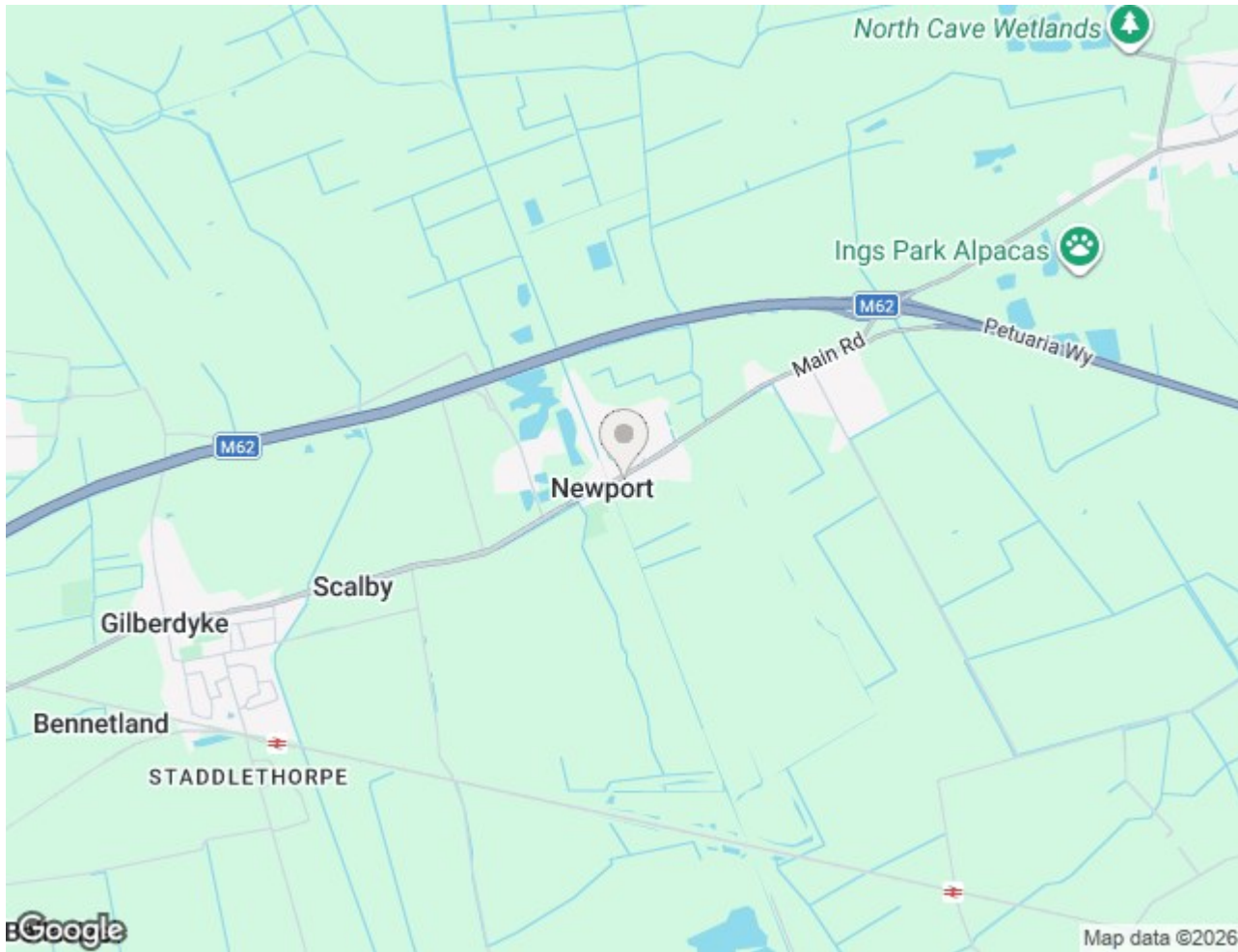
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## *PROGRESSING AN OFFER*

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

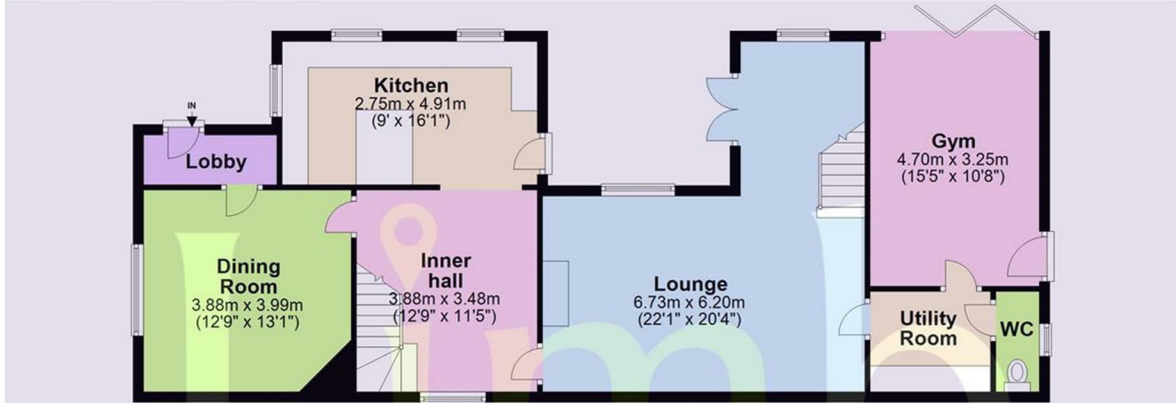
## *PROPERTY TO SELL?*

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

Approx. 99.6 sq. metres (1071.6 sq. feet)



### First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 149.6 sq. metres (1610.5 sq. feet)

90 Main Road

