CLUBLEYS

4, Oak Drive,
Newport, HU15 2QU
£140,000







Situated in a pleasant neighbourhood, this bungalow is conveniently located near local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

In summary, this semi-detached bungalow on Oak Drive is a wonderful opportunity for anyone looking to settle in Newport. With its living spaces, practical features, and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your new home.

Tenure - Freehold
Tax Band - B
EPC - E

Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door gives access to the hallway with hatch to loft space and recessed storage cupboard.

KITCHEN
2.02 x 3.00 (6'7" x 9'10")
Range of light coloured wall and floor units with complimentary work surfaces, stainless steel sink unit and space for washing machine, cooker and fridge. Tiling to the walls, floor and coved ceiling.

LIVING ROOM
3.53 x 4.76 (11'6" x 15'7")
To the front elevation with bow window. Feature fireplace with wooden surround, marble inset and hearth housing electric fire. Coved ceiling.

BATHROOM
2.20 x 1.69 (7'2" x 5'6")
Suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level WC.

BEDROOM ONE
2.88 x 4.41 (9'5" x 14'5")
To the rear elevation, with fitted wardrobes.

BEDROOM TWO
2.69 x 2.90 (8'9" x 9'6")
To the rear elevation, with patio doors into..

SUN ROOM
2.79 x 2.30 (9'1" x 7'6")
Great additional space with door off into the rear garden.

OUTSIDE
To the front of the property you will find a garden mainly laid to lawn with mature hedging to the boundary, a side driveway provides access with car porch with provision for off street parking.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

SERVICES
Mains water, drainage and electricity are connected to the property.

APPLIANCES
None of the appliances have been tested by the agent.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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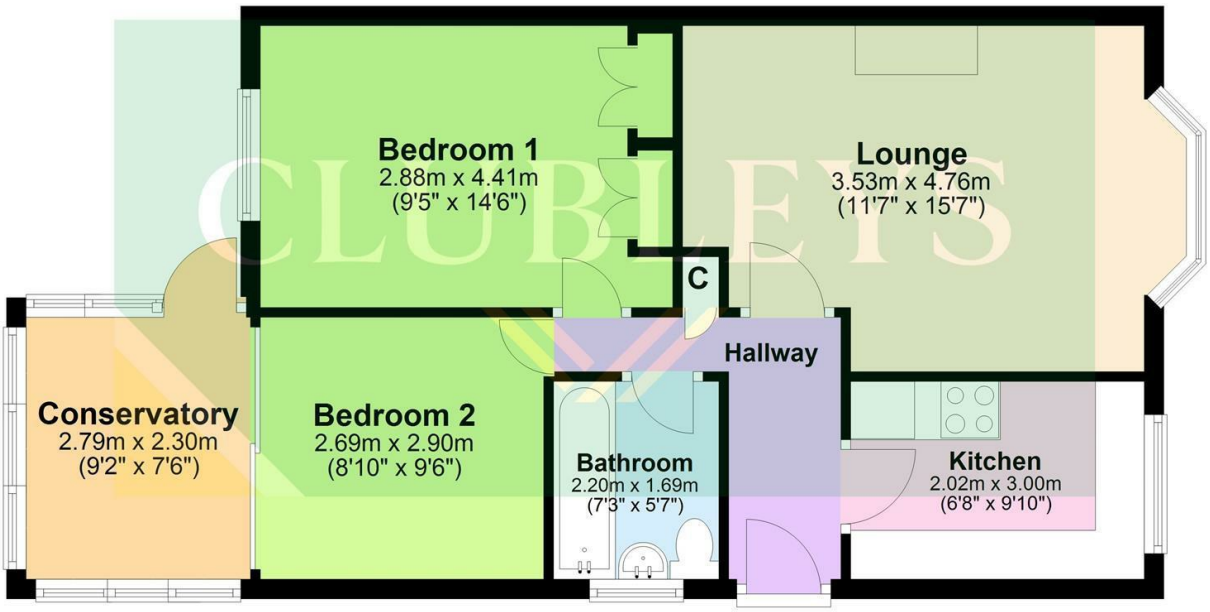
Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

AGENTS NOTES
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.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
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MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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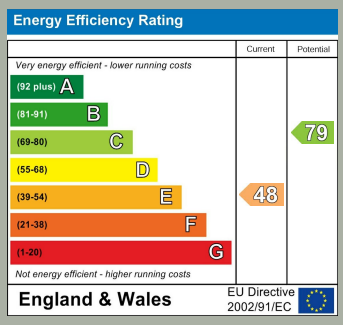

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.