



# 15A Nettle Hill

## Newport HU15 2RY

**£169,950**  
**FREEHOLD**

This neatly presented 2 bed semi-detached property is located on Nettle Hill in the village of Newport, an ideal purchase for first time buyers or someone looking to settle in a quieter environment with easy access to the M62 motorway. The property comprises an entrance hall, sitting room, kitchen/breakfast room and conservatory on the ground floor and two bedrooms and a house bathroom on the first floor. Outside the garden has been well maintained and offers a lawned area with shrub borders and a timber decked seating area. The front of the property has a gravelled driveway with space for 2 cars and a lawn with shrub borders. **NO CHAIN. IDEAL FOR FIRST TIME BUYERS.**

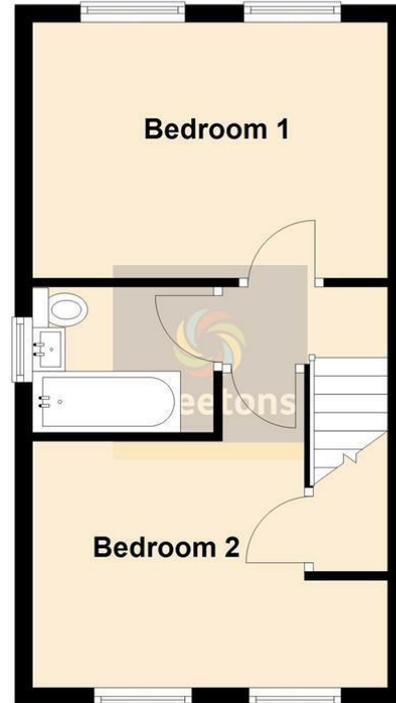
**EPC: C**



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>	<b>72</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Howden Office Sales**  
25 Bridgegate  
Howden  
East Yorkshire  
DN14 7AA

01430 431201  
howden@screetons.co.uk  
www.screetons.co.uk

