

linkagency



6, Canal Side West, Newport, HU15 2RN
£275,000



- Superb enclosed garden with uninterrupted views beyond
- Spacious kitchen with dining area
- Well constructed patio to the back garden leading to rear access to the garage
- Quiet canal side location with no through traffic
- Two good size reception rooms, one to the rear having sliding doors to the patio
- No onward chain



Description

Located on Canal Side West, Newport, this splendid link-detached house offers a perfect blend of modern living and tranquil surroundings. Providing 1,668 square feet of accommodation, this solid family home boasts four well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

The property has been meticulously maintained to a very high standard, showcasing modern design and construction features that enhance its appeal. The modern casement double glazing not only adds to the aesthetic charm but also ensures energy efficiency and comfort throughout the seasons.

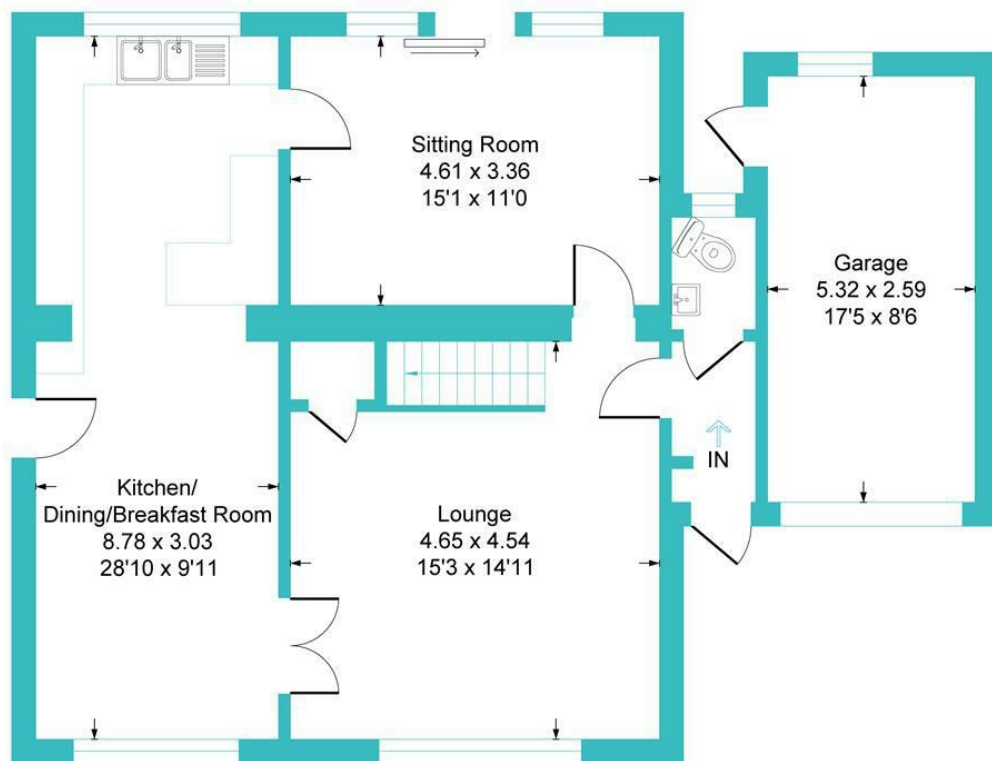
One of the standout features of this home is its peaceful location, which offers open views that create a sense of calm and connection with nature. The property also benefits from parking for two vehicles, making it convenient for families or those with multiple cars, as well as a modern, clean garage to the side.

For those who require easy access to major transport links, the M62 at North Cave is just a five-minute drive away, providing excellent connectivity to surrounding areas.

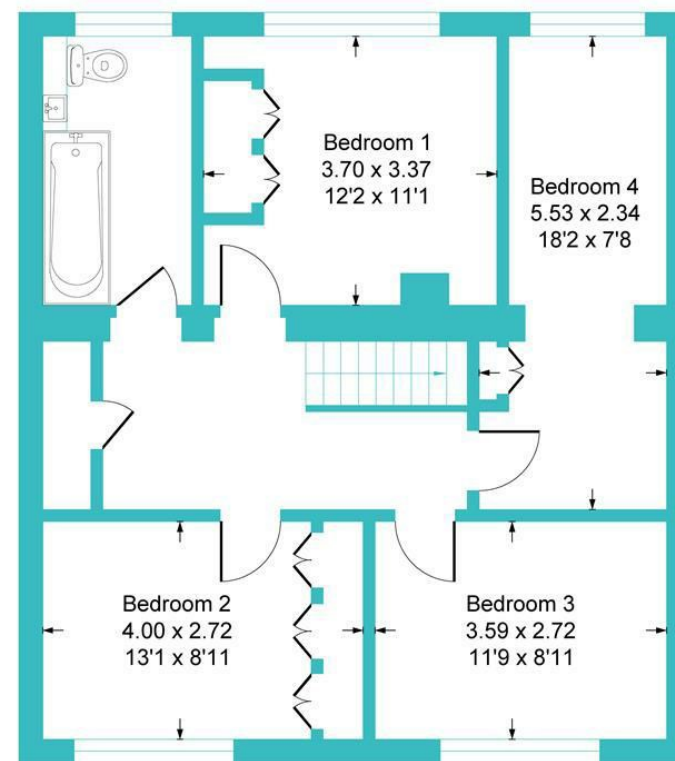
Viewing this property is essential to fully appreciate the quality and care that has been invested in it. This house is not just a place to live; it is a home where cherished memories can be made. Whether you are a growing family or seeking a peaceful retreat, this property is sure to meet your needs and exceed your expectations.



Approximate Gross Internal Floor Area = 155.3 sq m / 1672 sq ft



Ground Floor



First Floor

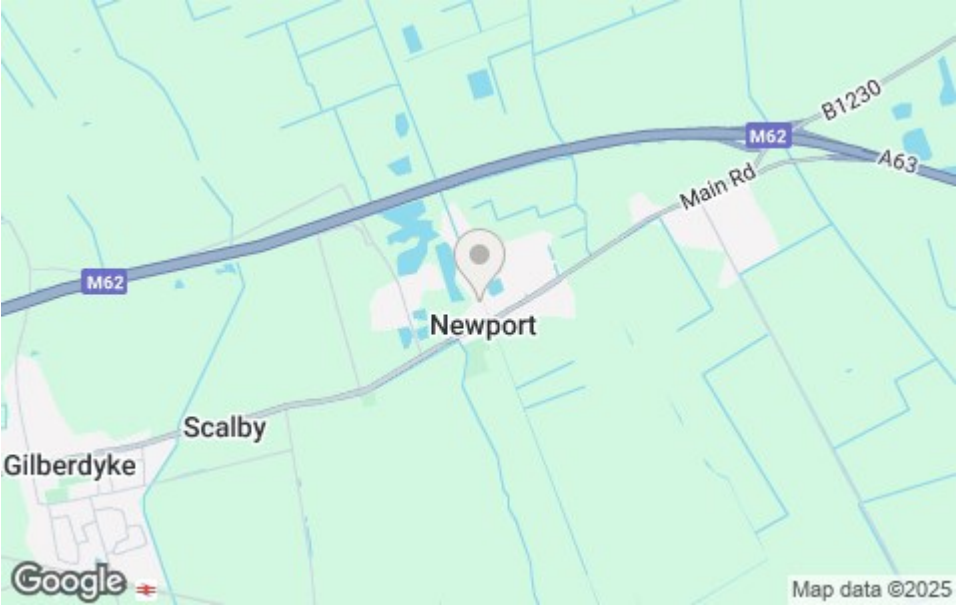
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP,
01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.