



6 Canal Side West Newport HU15 2RN

£335,000

FREEHOLD

**** NO ONWARD CHAIN ****

We are pleased to welcome to the market this link-detached, four bedroom family home in the sought-after village of Newport that offers plentiful amenities including a Primary School, shops and eateries. The property is being offered for sale with no onward chain.

Internally the property comprises of two spacious reception rooms, a useful downstairs cloakroom and a large kitchen / diner. To the upstairs there are four double bedrooms and the house bathroom. Outside the property occupies a sizeable plot with plentiful off-street parking, a single garage and a fully enclosed, private rear garden that is predominately laid to lawn but benefits from a large paved patio and a summer house. An internal viewing is recommended to fully appreciate the space that this property has to offer.

EPC: C



- Link-Detached Property • Two Reception Rooms • Spacious Kitchen / Dining Room • Downstairs Cloakroom

Entrance

Timber effect laminate flooring. With access into the downstairs cloakroom and dining room.

Cloakroom

A useful downstairs cloakroom with one central heating radiator, W.C, wash hand basin with a storage cupboard underneath and a wall mounted mirror.

Second Reception Room

A sizeable room that is currently being used as a second reception room and benefits from two central heating radiators, a stair way to the first floor and an understairs storage cupboard. There are also double doors providing access into the kitchen.

Sitting Room

Located to the rear of the property and enjoys views over the rear garden. It also benefits from one central heating radiator, a fitted corner storage unit and a feature gas fireplace with surround. There is also a rear door providing access into the garden and an access door into the kitchen.

Kitchen / Dining room

A spacious kitchen/ dining room with laminate tiled flooring and plentiful base and wall storage units with laminate work tops. There are a variety of integrated appliances that include a four ring gas hob with a stainless steel splashback and an extractor above, stainless steel sink, dishwasher, washing machine, AEG double oven, AEG microwave and a fridge / freezer. There is also a side access door leading outside and two central heating radiators.

Landing

A sizeable landing with a useful storage cupboard that houses a wall mounted Ideal gas boiler. There is also loft access.

Bedroom One

To the rear elevation and benefits from fitted wardrobes and one central heating radiator.

Bathroom

A sizeable bathroom located to the rear of the property with ceramic tile flooring and a tiled wall around the bath. The bathroom briefly comprises of a panelled bath with mains shower connection above, wash hand basin with a storage cupboard underneath, W.C with concealed cistern.

Bedroom Two

To the front elevation with fitted wardrobes and one central heating radiator.

Bedroom Three

To the front elevation, one central heating radiator.

Bedroom Four

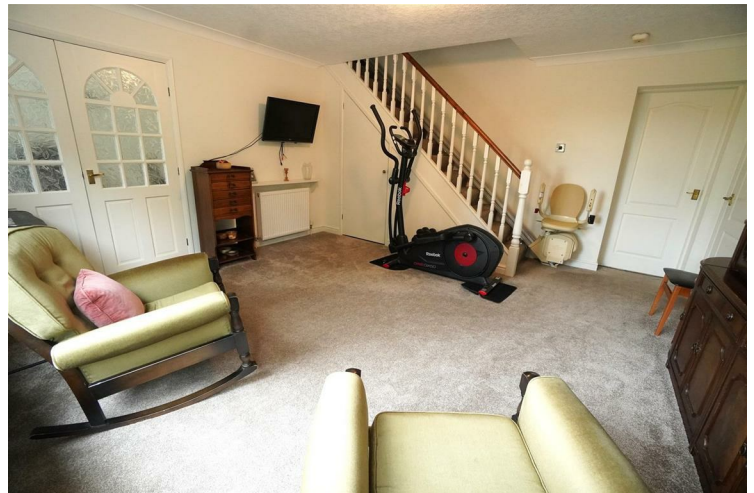
To the rear elevation and benefits from fitted wardrobes and one central heating radiator.

Outside

To the outside the property occupies a sizeable plot with block paved off-street parking to the front elevation and a single garage with a rear personnel access door. To the rear, the garden is fully enclosed and is predominately laid to lawn but has beautifully landscaped borders with a variety of trees, plants and shrubs. There is also a large paved patio area, a timber summer house and a rear access gate. An internal viewing is recommended to fully appreciate what this property has to offer.



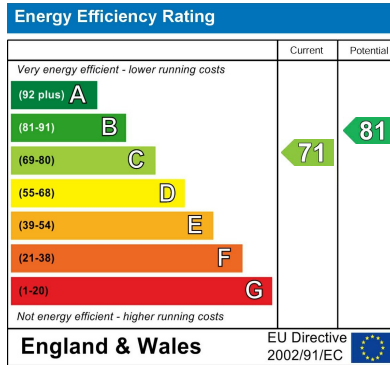
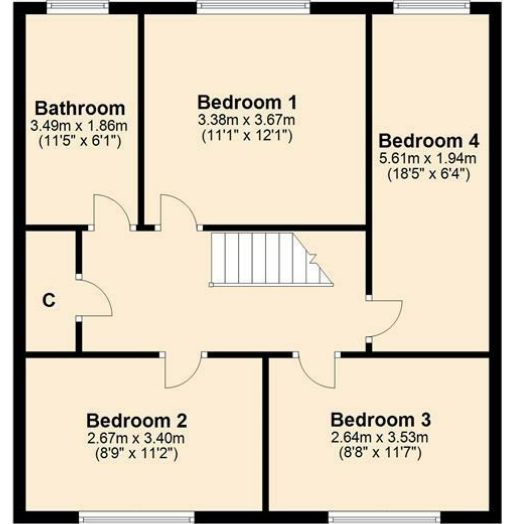
- Four Double Bedrooms • House Bathroom • Garage • Fully Enclosed, Large Rear Garden • No Onward Chain • Viewing Highly Recommended



Ground Floor



First Floor



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

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