



Station Road, Newland, DN14 7XD
£420,000


**Philip
Bannister**
Estate & Letting Agents

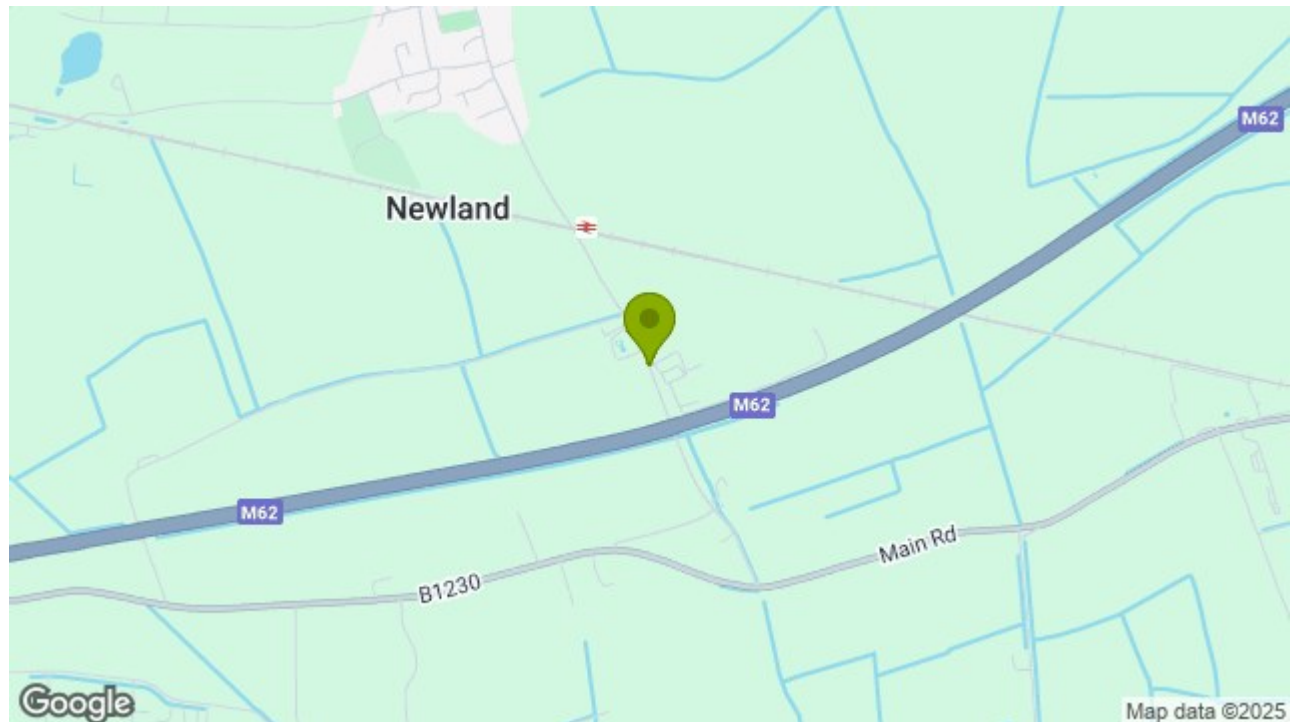
Station Road, Newland, DN14 7XD

Key Features

- Individual Detached Bungalow
- Semi-Rural Location
- 3 Double Bedrooms (2 Fitted)
- Well Appointed Accommodation Throughout
- 2 Modern Bath/Shower Rooms
- Lounge With Multi-Fuel Stove
- Beautiful Gardens Adjoining Open Fields
- Extensive Parking, Garage & Brick Workshop/Studio
- Council Tax = C
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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		

This delightful detached bungalow enjoys a charming semi-rural location, with open fields to the rear providing a wonderful sense of tranquillity and privacy. The well-appointed and spacious accommodation includes a generous lounge with a multi-fuel burning stove, a large conservatory that overlooks the beautifully landscaped rear garden, and a spacious dining kitchen with a separate utility room. There are three double bedrooms, two of which feature fitted wardrobes, along with a contemporary and recently installed bathroom and separate shower room. Outside, the property boasts ample driveway parking leading to a garage, while the standout rear garden offers lawns, patio seating areas and mature borders. Additionally, a versatile brick-built workshop provides potential as a studio or office space, complemented by a brick and timber greenhouse.







ACCOMMODATION

Arranged over a single storey, comprising:

ENTRANCE PORCH

Allowing access to the property through a residential entrance door, with windows to the front and side elevation. An internal door leads to:

ENTRANCE HALL

The 'L' shaped hallway allows access to the internal accommodation. A built in cupboard provides useful storage.

LOUNGE

22'11" x 14'7" (6.99 x 4.45)

This spacious reception room is positioned to the rear of the property and features a stunning brick fireplace with 6kw multi-fuel burner. There is a window overlooking the patio and sliding doors open to:

CONSERVATORY

14'4" x 12'5" (4.37 x 3.78)

Constructed uPVC above a brick base and offering views of the garden. There are French doors which lead to the side opening to the patio.

DINING KITCHEN

12'3" x 19'11" (3.73 x 6.07)

Offering a fabulous space for entertaining, with a fitted Kitchen comprising a comprehensive range of wooden wall and base units mounted with a contrasting work surfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation and there are integrated appliances which include a double oven, 5 ring gas hob beneath a concealed extractor hood and a double undercounter fridge. There is a tiled floor, undercabinet lighting, electric plinth heater and

a window to the rear elevation. The dining area provides ample space for dining furniture, doors open to the rear patio and further internal doors to the lounge.

REAR ENTRANCE

Allowing access to the property from the rear, having a tiled floor and access to:

SHOWER ROOM

8'8" x 5'6" (2.64 x 1.68)

A well appointed and recently fitted shower room comprising WC, countertop wash basin above a fixed vanity unit and a large walk-in shower enclosure with a tiled inset and thermostatic shower. There is a heated towel rail and a window to the rear.

UTILITY ROOM

8'0" x 8'9" (2.44 x 2.67)

A useful utility room with space and plumbing for automatic washing machine, dryer and larder fridge/freezer. There is a continuation of the tiled floor and a window to the side elevation. An internal door leads to the garage.

BEDROOM 1

14'2 max x 9'8" (4.32m max x 2.95m)

A double bedroom with a window to the front elevation.

BEDROOM 2

14'3 x 9'8 (4.34m x 2.95m)

A second double bedroom with a window to the front elevation.

BEDROOM 3

11'11" x 9'9" (3.63 x 2.97)

A further double bedroom with a window to the front elevation.

BATHROOM

8'10" x 8'5" (2.69 x 2.57)

The contemporary bathroom is fitted with a four piece suite comprising WC, inset vanity wash basin, panelled bath and a large walk-in shower enclosure with a thermostatic shower and tiled inset. There is a window to the side elevation and a heated towel rail.

OUTSIDE

FRONT

A large gravelled driveway is accessed between two brick pillars from the roadside and provides excellent parking provisions. A shaped lawn and mature borders and a fir tree sit within the boundary.

REAR

A most attractive rear garden offers excellent privacy and adjoins open fields. The garden is mainly laid to lawn with mature herbaceous planting beds. A large block paved patio adjoins the property and provides excellent space for outdoor entertaining. Towards the bottom of the garden there is a small vegetable patch, raised planting beds and a patio area beneath a stylish pergola. There is also a brick and timber framed greenhouse.

WORKSHOP

9'9" x 16'0" (2.97 x 4.88)

A brick built store/workshop has the potential to be converted to an office/studio and is installed with light, power, a uPVC door and window.

GARAGE

18'10" x 8'11" (5.74 x 2.72)

With an electric door to the front, light and power connections and internal access from the utility room.



GENERAL INFORMATION

SERVICES - Mains water, electricity and gas.

Drainage is connected via a sewerage treatment plant.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.





GROUND FLOOR
1737 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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