



Canal Side West, Newport, HU15 2RN
Offers Over £200,000


**Philip
Bannister**
Estate & Letting Agents

Canal Side West, Newport, HU15 2RN

Key Features

- Attractive Cottage Home
- 2 Double Bedrooms
- Excellent Parking Provisions
- Lovely Rear Garden With Pleasant Outlook
- Bespoke Dining Kitchen
- Driveway & Double Length Garage
- Outdoor Bar Area
- Views Towards The Canal
- Council Tax = B
- EPC = C

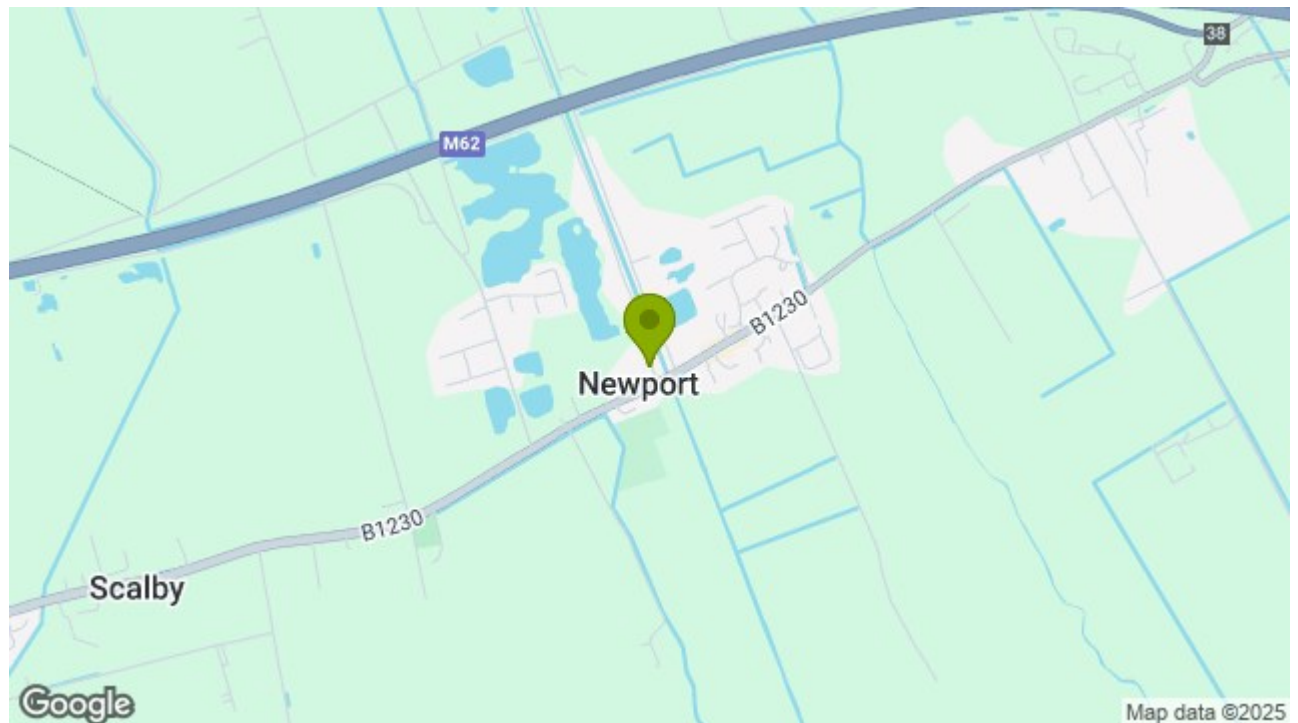
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Positioned alongside the Market Weighton Canal, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home.

The property boasts some excellent features which include a large gated driveway with plenty of parking, a lovely private garden with a pleasant rear outlook, an outdoor bar—perfect for relaxing or entertaining—and a large garage for additional storage or workshop use.

Inside, the layout includes a cosy lounge, a bespoke dining kitchen, two good-sized double bedrooms, and a bathroom.

Enjoying a central village location with good access to local shops, services and transport links, the home enjoys attractive views towards the canal and a small playground.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

LOUNGE

A residential entrance door allows access to the property. There is a brick feature fireplace with an electric fire and a window is to the front elevation.

DINING KITCHEN

The dining kitchen is fitted with a range of solid wood wall and base units mounted with contrasting worksurfaces beneath tiled splashbacks. There is a one and a half bowl sink unit with mixer tap, integral oven/grill, electric hob with filter hood above. There is a tiled floor, space for a dining table and chairs, a window to the side elevation and a door leading to the driveway. A staircase leads to the first floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with a range of fitted furniture including wardrobes, drawers and overhead storage. There is a window to the front elevation.

BEDROOM 2

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

BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with matching screen and a shower over. There is tiling to the walls, a heated towel rail, fitted cupboard housing the central heating boiler and a window to the side elevation.

OUTSIDE

The property stands along Canal Side West with views across the canal and a small playground. The property is approached through attractive wrought iron gates which leads to an extensive block paved driveway which provides excellent parking and leads onto the large garage. There is a lawned garden, Indian stone patio with an outdoor bar, brick store, further storage shed and greenhouse. There is a pleasant open aspect to the rear.

GARAGE

25'3 x 9'2 (7.70m x 2.79m)

A double length pre-fabricated garage with up and over door, side personnel door, light and power.

GENERAL INFORMATION

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

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 B. (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.

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.

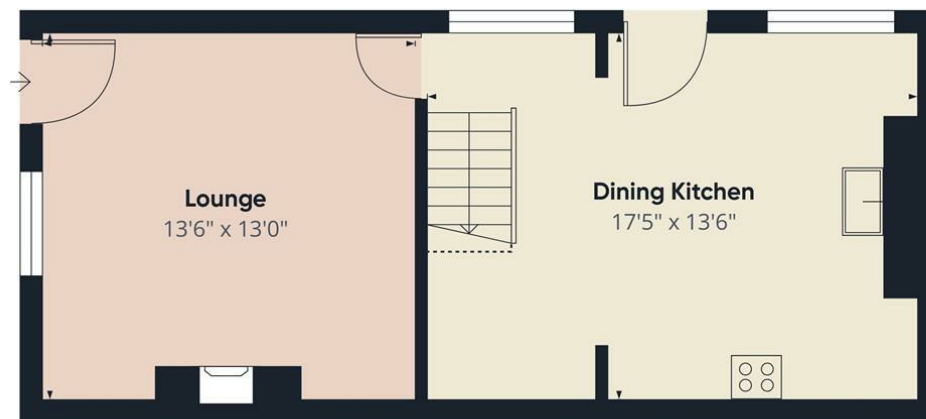
AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior 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 NTSTEAT 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





Ground Floor



First Floor



Approximate total area⁽¹⁾

790 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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