



Oak Drive, Newport, HU15 2QU  
£175,000

Philip  
**Bannister**  
Estate & Letting Agents




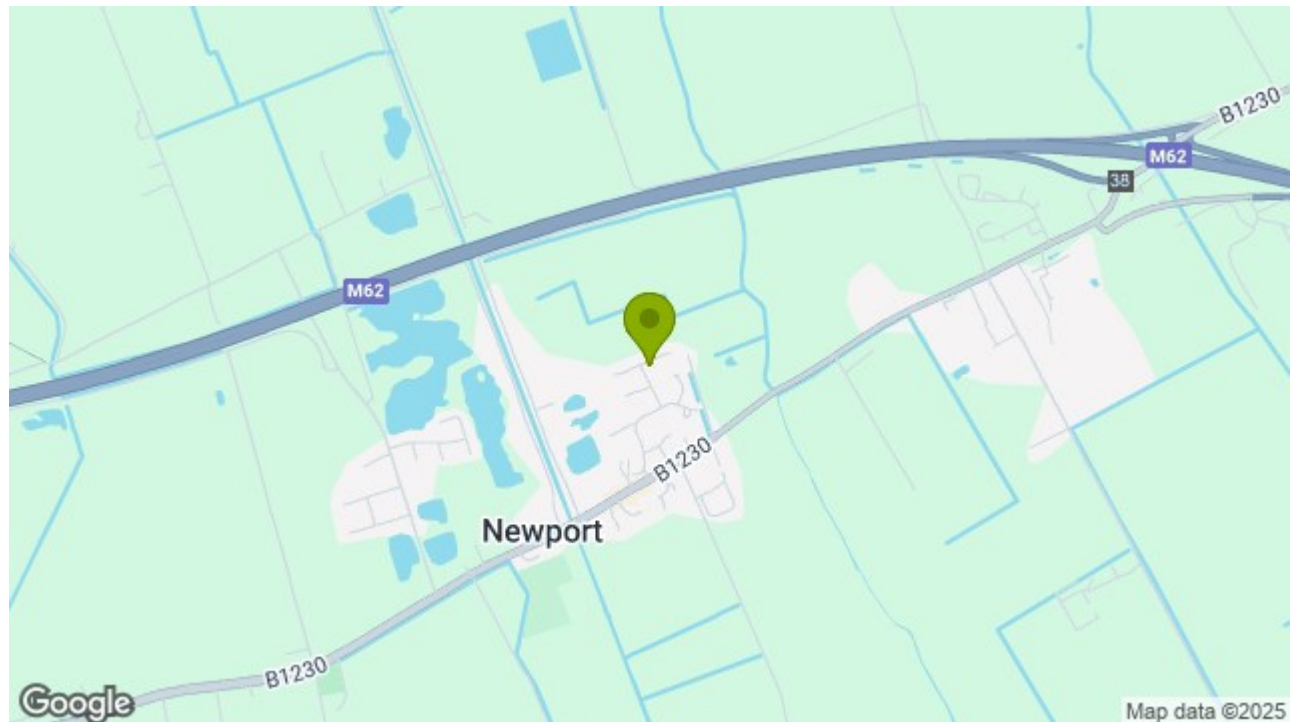
# Oak Drive, Newport, HU15 2QU

NO CHAIN - Offered with no onward chain, this good-sized semi-detached bungalow is ideally located in a popular part of the village and presents an excellent opportunity for a purchaser to put their own stamp on the property. The accommodation features a spacious front-facing lounge, fitted kitchen, two double bedrooms, and a shower room, all offering comfortable living. Outside, the property benefits from gardens to the front and rear, the latter enjoying a south-easterly aspect along with a side driveway providing off-road parking and leading to a detached garage.

## Key Features

- NO CHAIN
- 2 Bedroom Bungalow
- Cul-De-Sac Position
- Spacious Front Facing Lounge
- Side Driveway & Detached Garage
- South Easterly Rear Garden
- EPC = TBC
- Council Tax = B

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







## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### KITCHEN

A residential entrance door allows access to the property. The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit is beneath a window to the side elevation, there is space for a series of appliances to include a cooker, fridge freezer, additional undercounter freezer and plumbing for an automatic washing machine.

#### LOUNGE

A spacious front facing reception room with a cantilever bow window to the front elevation.

#### INNER HALL

With a built-in storage cupboard and access to:

#### BEDROOM 1

A double bedroom with a window to the rear elevation.

#### BEDROOM 2

A second double bedroom with an open storage area and a window to the rear elevation.

#### SHOWER ROOM

Fitted with a relatively modern three piece suite comprising WC, pedestal wash basin and a shower cubicle with an electric shower. There is tiling to the walls and a window to the side elevation.

#### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a paved footpath leading to the property.

#### REAR

The rear garden enjoys a private south easterly aspect and is mainly laid to lawn. There is a patio area adjoining the property with a timber shed and footpath leading to a further patio area with a store to the rear of the garage.

#### DRIVEWAY & GARAGE

A driveway leads from the front of the property and continues to the side where there is a brick built detached garage. The garage includes an up and over 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** - Council Tax Band 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 / Leasehold

### VIEWINGS

Strictly by appointment with the sole agents.

### 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.

### 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.

## 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









Approximate total area<sup>m</sup>  
581 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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