



**Hawthorn Close, Newport, HU15 2QL**  
£250,000



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Platinum Collection

## Hawthorn Close, Newport, HU15 2QL

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NO CHAIN - Located in a desirable cul-de-sac of similar homes, this well-presented and spacious three-bedroom detached bungalow is offered with no onward chain. Tastefully updated in parts by the current owners, the property provides flexible accommodation ideal for a variety of buyers.

The layout includes a welcoming entrance hall, a generous front-facing lounge, and a recently fitted contemporary kitchen. There are two well-proportioned double bedrooms, along with a third versatile room that can serve as an additional bedroom or a delightful day room, featuring French doors that open out to the rear garden. The property also benefits from a shower room and a separate WC.

Externally, there is a lawned front garden, a private gated driveway leading to a tandem double garage, and an impressive, southerly facing rear garden that offers excellent privacy.



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Hotpoint

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# Hawthorn Close, Newport, HU15 2QL

## Key Features

- NO CHAIN
- Spacious Detached Bungalow
- Desirable Cul-De-Sac Of Similar Homes
- Generous Southerly Rear Garden
- Modern Fitted Kitchen
- 3 Double Bedrooms
- Spacious Lounge
- Gated Driveway & Tandem Double Garage
- EPC = D
- Council Tax = D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## ACCOMMODATION

The property is arranged over a single storey and comprises:

### ENTRANCE HALL

A central hallway leads is accessed via a residential entrance door and leads to the internal accommodation. There is a built-in storage cupboard and a cloakroom/WC.

### LOUNGE

A spacious front facing reception room with a feature fireplace housing an electric fire upon a marble hearth and backplate. There is a large window to the front elevation.

### KITCHEN

A recently fitted kitchen which comprises a comprehensive range of sleek wall and base units mounted with contrasting worksurfaces and matching splashbacks. There is a composite sink unit with sits beneath a window to the rear and integral appliances which include a double oven/grill, ceramic hob and extractor hood. There are spaces for undercounter fridge and freezer along with plumbing for a washing machine. A door leads to the driveway.

### BEDROOM 1

A spacious double bedroom with a window to the rear elevation and a range of fitted wardrobes.

### BEDROOM 2

A second good sized bedroom with fitted wardrobes and a window to the front elevation.

### DAY ROOM/BEDROOM

A versatile room which can be utilised as a 3rd bedroom, pleasant day room or dining room. It has French doors opening to the garden.

## SHOWER ROOM

Fitted with a two piece suite comprising wash basin and a shower enclosure. There is tiling to the walls and a window to the front elevation.

## OUTSIDE

### FRONT

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

### REAR

The delightful rear garden is an excellent size and offers great privacy whilst enjoying a southerly aspect. The garden is mainly laid to lawn and there is a large area of patio with timber screening and recently installed timber fencing forming part of the perimeter. A wrought iron gate leads from the driveway.

## DRIVEWAY & GARAGE

A gated driveway provides off street parking and leads alongside the property to a pre-cast one and a half length garage. It is fitted with an up and over door, personnel door and power supply.

## 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 D. (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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf.



Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







Approximate total area<sup>(1)</sup>  
752 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.





Philip  
**Bannister**  
Estate & Letting Agents

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