




Hawthorn Close, Newport, HU15 2QL  
£200,000

Philip  
**Bannister**  
Estate & Letting Agents

# Hawthorn Close, Newport, HU15 2QL

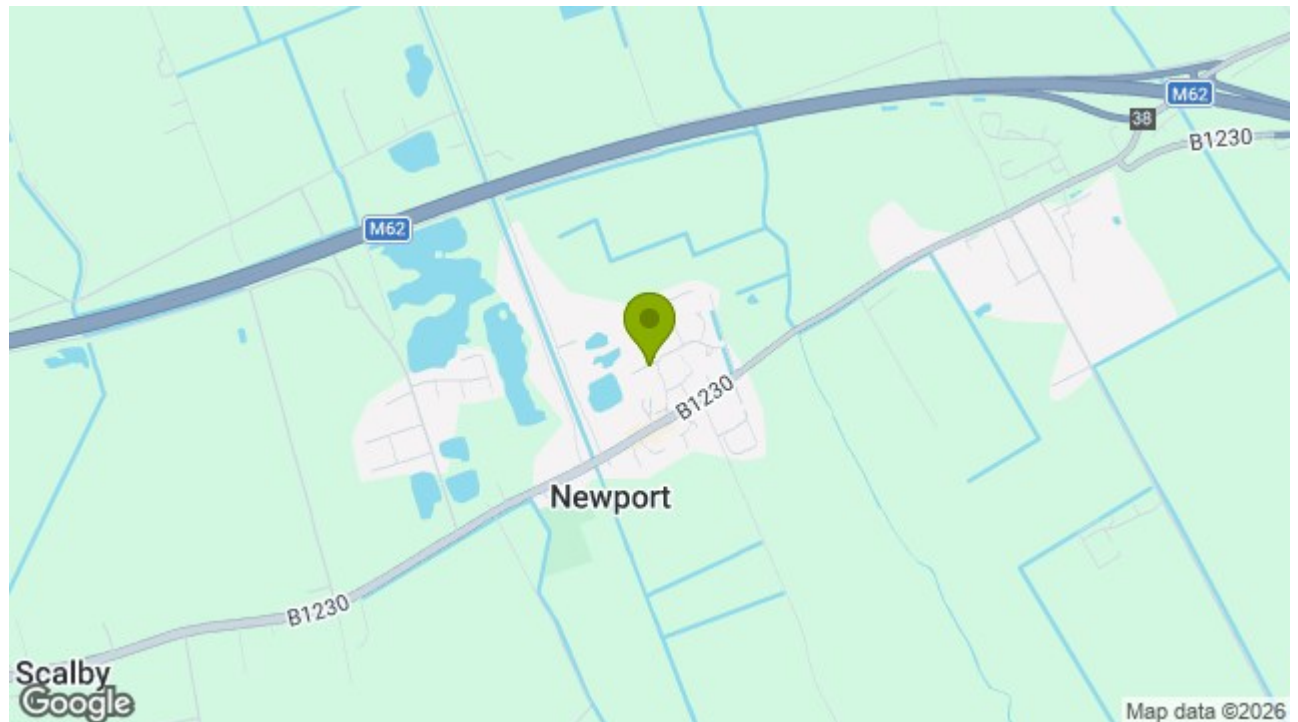
## Key Features

- NO CHAIN
- Detached Bungalow
- 2 Fitted Double Bedrooms
- Extended Accommodation
- Spacious Front Facing Lounge
- Kitchen Opening To A Day Room
- Extensive Driveway Parking & Garage
- Private Low Maintenance Rear Garden
- EPC = TBC
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This extended two-bedroom detached bungalow is offered to the market with no onward chain and enjoys a pleasant position within a small cul-de-sac of similar homes, conveniently located close to the heart of the village and its amenities. The accommodation comprises an entrance hall, a spacious front-facing lounge, two double bedrooms both benefiting from fitted wardrobes, a shower room, and a kitchen which opens through to a versatile day room and conservatory, creating an excellent additional living space.

Externally, the property enjoys attractive gardens to both the front and rear, with the rear garden having been thoughtfully designed for low maintenance while providing a high degree of privacy. A lengthy driveway offers ample off-street parking and leads to a tandem garage.





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access through a composite entrance door, the hallway has a built-in cupboard and provides further access to the internal accommodation.

#### LOUNGE

A spacious front-facing reception room featuring a bow window to the front elevation, providing plenty of natural light. The room offers ample space for a three-piece suite and includes a brick-set feature fireplace incorporating a gas fire.

#### KITCHEN

The kitchen is fitted with a range of shaker-style wall and base units complemented by contrasting work surfaces. A stainless steel sink unit with mixer tap is positioned beneath a window overlooking the side elevation, with tiled splashbacks to this area. There is an extractor hood above space for a freestanding cooker, together with space and plumbing for an automatic washing machine and space for an under-counter fridge. The kitchen is open to:

#### DAY ROOM

A versatile room conveniently located off the kitchen, featuring sliding doors opening onto the rear garden and a further sliding door providing access to:

#### CONSERVATORY

With views towards the rear garden.

#### BEDROOM 1

A good-sized double bedroom featuring a

comprehensive range of fitted furniture, including wardrobes, drawers and bedside cabinets. A window to the rear elevation provides natural light.

#### BEDROOM 2

The second double bedroom benefits from fitted wardrobes, overhead storage cabinets and a fitted desk, with a window overlooking the front elevation.

#### SHOWER ROOM

Fitted with a three-piece suite comprising a WC, pedestal wash hand basin and shower cubicle with electric shower. The walls are partially tiled and there is a window to the side elevation.

#### OUTSIDE

To the front of the property is a lawned garden, flanked by well established shrubs. A gravelled area offers the potential for additional parking alongside the driveway.

The rear garden has been thoughtfully designed for ease of maintenance and features a combination of paved patio areas and gravelled sections. Planting beds and mature shrubs line the rear boundary, while the garden enjoys an excellent degree of privacy.

#### DRIVEWAY & GARAGE

To the front and side of the property, there is extensive driveway parking leading to a detached garage. The oversized tandem garage benefits from an up-and-over door to the front, together with a personnel door providing side access.

#### 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 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.

#### 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.

#### MORTGAGES.

The mortgage market changes rapidly and it is



vitaly 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.

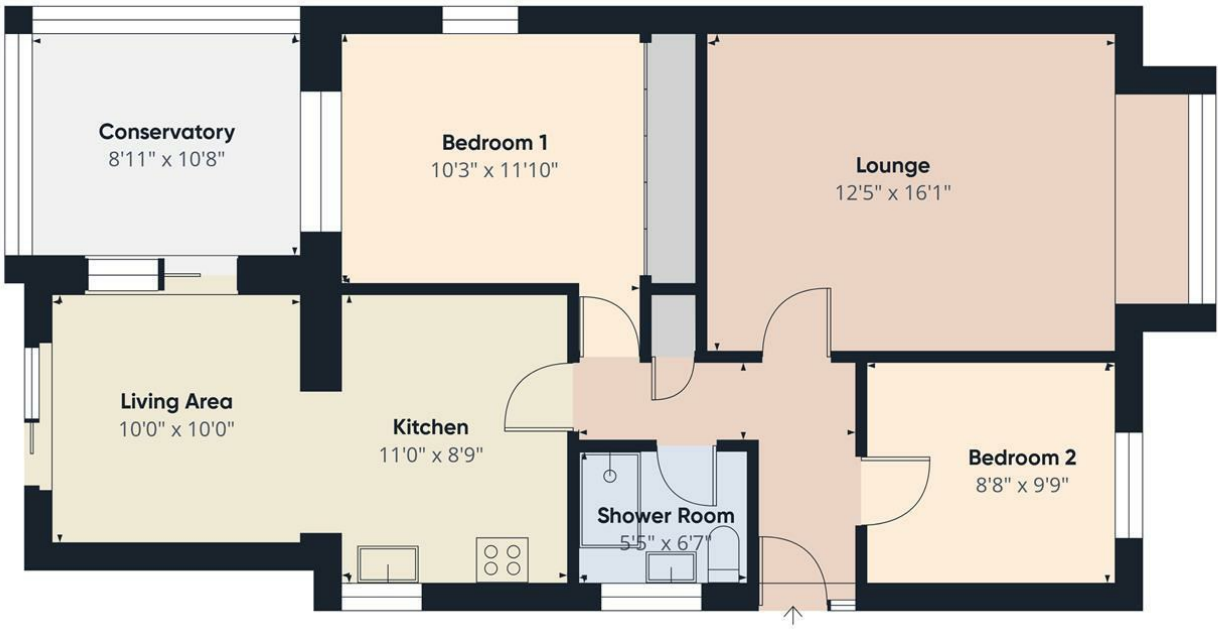
### **AGENT NOTES.**

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>  
856 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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