



**Meadow Lane, Newport, HU15 2QN**  
Guide Price £200,000 - £210,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Meadow Lane, Newport, HU15 2QN

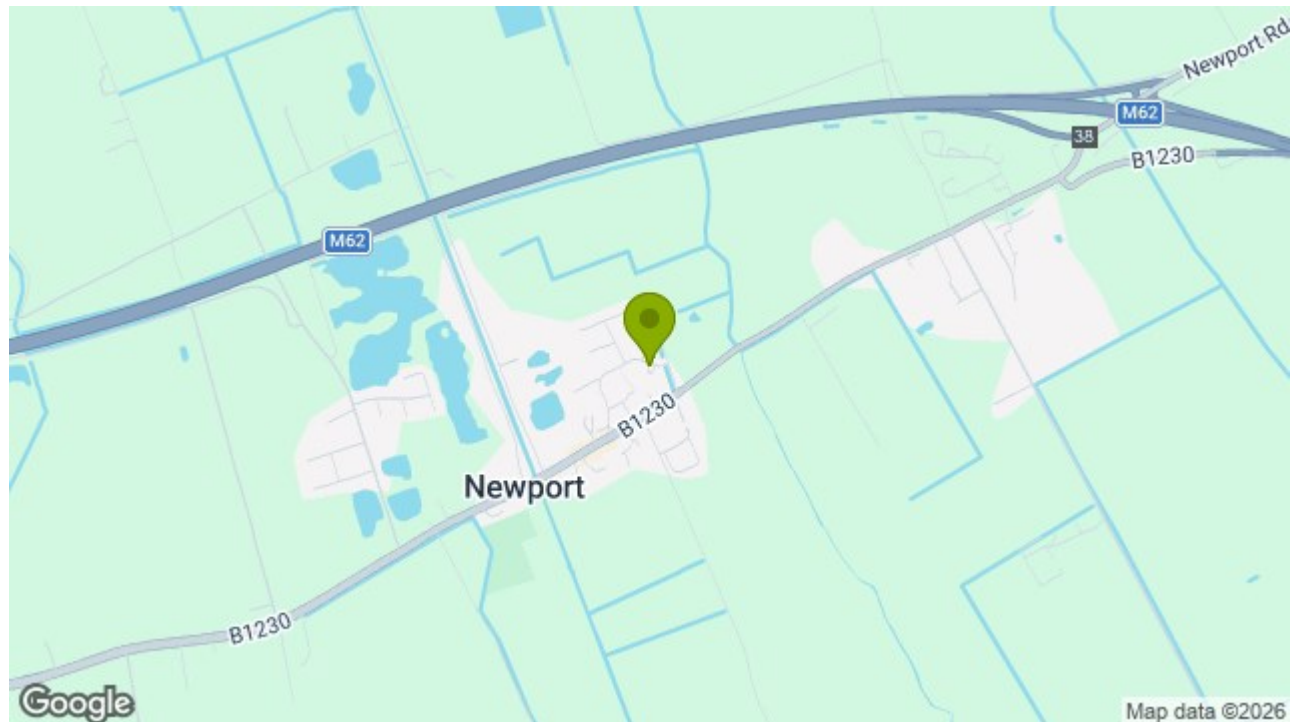
GUIDE PRICE: £200,000 - £210,000 - Located in a popular residential area close to the centre of the village and its range of amenities, this well-presented three-bedroom semi-detached home is ideal for a wide variety of buyers. A long driveway provides generous off-road parking and leads to the garage. Inside, the accommodation includes an entrance hall, a comfortable front-facing lounge, and a full-width dining kitchen which opens into a garden room, creating a versatile living space overlooking the rear garden.

## Key Features

- Guide Price £200,000 - £210,000
- Well Presented 3 Bedroom Home
- Extensive Off Street Parking
- Full Width Dining Kitchen
- Extended Garden Room
- Attractive Rear Garden With Westerly Aspect
- Long Driveway & Garage
- Close To Village Centre
- EPC = D
- Council Tax = B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 81        |
| (55-68) D                                   | 56      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Upstairs are three bedrooms and a family bathroom. Outside, the property benefits from a front garden which could provide additional parking if required, together with an attractive, private west-facing rear garden that enjoys the afternoon and evening sun.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door to the side. The hallway features access to the understair cupboard.

#### LOUNGE

A well proportioned front facing reception room with a parquet effect floor, feature fireplace housing an electric fire and a there is a window to the front elevation.

#### INNER LOBBY

With a staircase leading to the first floor.

#### DINING KITCHEN

A full width dining kitchen which is fitted with a comprehensive range of wood grain shaker style wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a stainless steel 1 1/2 bowl sink unit with mixer tap beneath a window to the rear, integral appliances include an electric oven, ceramic hob and an extractor hood. There is space and plumbing for an automatic washing machine and space for a larder fridge freezer. The kitchen provides ample room for a dining table and chairs. French doors open to:

#### GARDEN ROOM

A superb addition to the rear of the property, with a large picture window enjoying views of the rear garden. There is a glazed roof and French doors opening to the garden.

### FIRST FLOOR

## LANDING

With a window to the side elevation, built-in airing cupboard and access to:

#### BEDROOM 1

A double bedroom with fitted wardrobes and a window to the front elevation.

#### BEDROOM 2

A further double bedroom with a built-in cupboard above the stairwell and a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with a window to the rear.

#### BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin above a fixed storage unit and a panelled bath 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 gravel garden which could be utilised as additional parking if required. There is established hedging to the front and side boundary.

### REAR

The delightful rear garden enjoys a private westerly aspect and is designed for low maintenance with an area of gravel adjoining the property which leads to a raised deck with artificial turf and timber fencing to the perimeter.

### DRIVEWAY & GARAGE

To the front of the property there is a long gravel

driveway which provides extensive off street parking and continues through a set of wrought iron gates, further timber gates and leading to a garage. The garage is a prefabricated garage with an up and over door, light and power. A personnel door can be accessed via the rear garden.

## GENERAL INFORMATION.

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

CENTRAL HEATING - The property has the benefit of wall mounted electric heating.

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 . (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 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.**

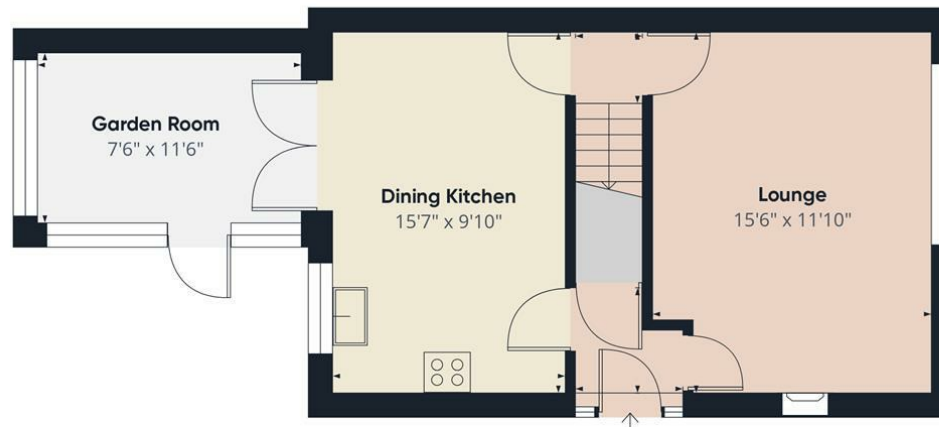
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.

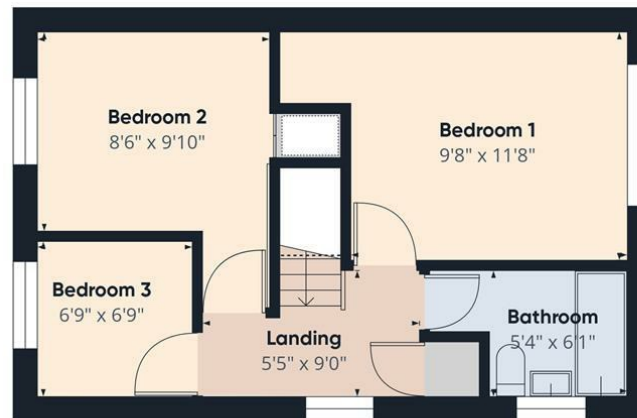
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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





Ground Floor



First Floor



**Bannister**

**Approximate total area<sup>(1)</sup>**  
829 ft<sup>2</sup>

(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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