



Southfields, Newport, HU15 2QA  
£145,000

Philip  
**Bannister**  
Estate & Letting Agents

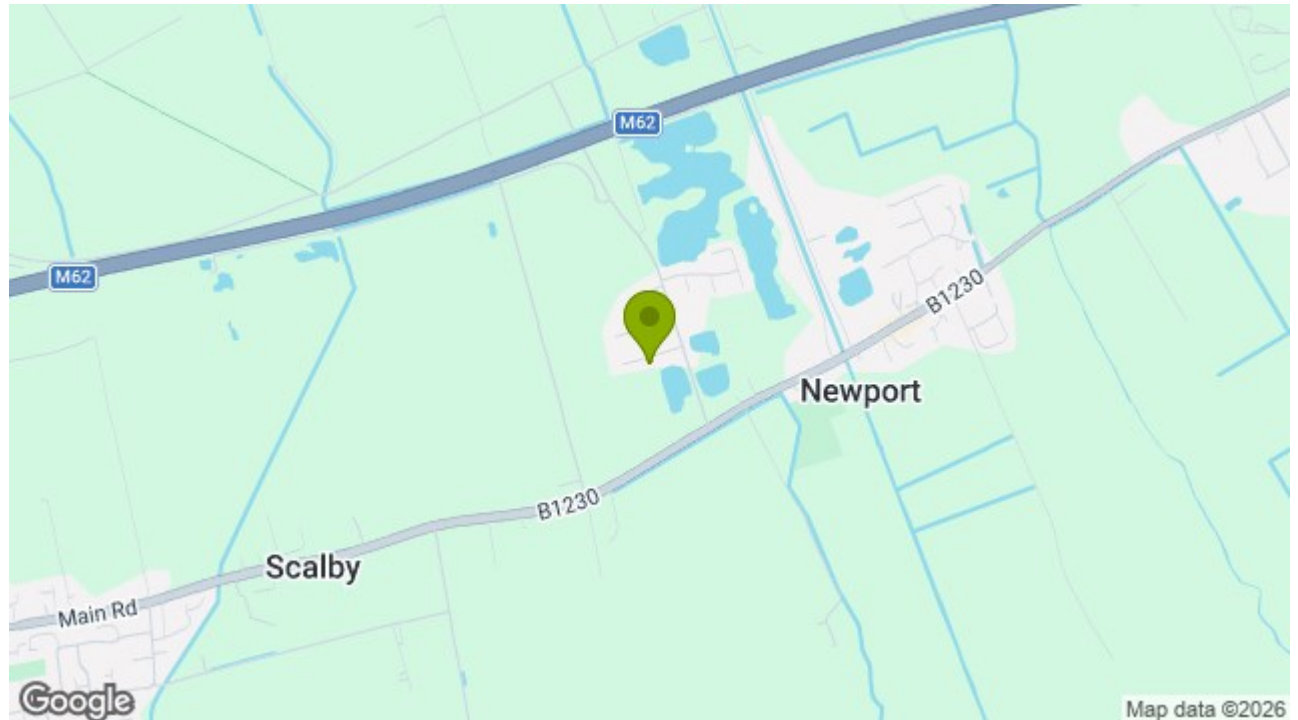
# Southfields, Newport, HU15 2QA

NO CHAIN - Offered with no onward chain, this three-bedroom mid-terrace home presents an excellent opportunity for those looking to add their own personal touch or for first-time buyers seeking a spacious property at an attractive price point. The accommodation includes an entrance hall with cloakroom/WC, a spacious dual-aspect lounge, and a breakfast kitchen complete with a pantry, utility area, and second entrance. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from fabulous rear views over open fields and a private southerly facing garden.

## Key Features

- NO CHAIN
- Mid-Terrace House
- 3 Bedrooms
- Fabulous Rear Views
- Southerly Rear Garden
- Spacious Lounge
- Breakfast Kitchen With Pantry
- Ground Floor Cloakroom/WC
- Council Tax = A
- EPC = 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>	75	80
(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	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a uPVC entrance door. The hallway features a staircase to the first floor and access to:

#### CLOAKROOM/WC

Fitted with a WC and a window to the side elevation.

#### LOUNGE

A spacious dual aspect reception room with windows to the front and rear elevations. A tiled feature fireplace houses an open fire.

#### BREAKFAST KITCHEN

The breakfast kitchen is fitted with a range of base units mounted with contrasting worksurfaces, upstands and tiling. A stainless steel sink unit sits beneath a window to the rear, there are alcove storage cupboards and space for a breakfast table. To one corner there is a walk-in pantry cupboard, a door leads to the rear porch and an internal door opens to:

#### UTILITY AREA

A versatile space which offers room for storage, white goods and a wall mounted fuse board. A door leads to:

#### ENTRANCE LOBBY

A second entrance to the property through a uPVC door. There is a glazed window and a brick-built store.

### FIRST FLOOR

## LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard and a window to the rear elevation.

#### BEDROOM 1

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

#### BEDROOM 2

A second double bedroom with a window to the front elevation and a cupboard over the stairwell.

#### BEDROOM 3

With a window to the rear which enjoys fabulous views over open fields and towards St Stephens Church. There is also a built-in cupboard.

#### BATHROOM

Fitted with a two piece suite comprising panelled bath and wash basin. There is partial tiling and a window to the rear.

## OUTSIDE

### FRONT

To the front of the property there is a shared footpath which leads to the entrance door. A lawned garden is flanked by gravel with hedging and fencing to the perimeter.

### REAR

The rear garden enjoys excellent privacy and a southerly aspect. A concrete patio patio adjoins the property with hedging and a lawned garden beyond. There is a timber shed and fabulous views over open fields which adjoin the garden.

## 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 A. (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.

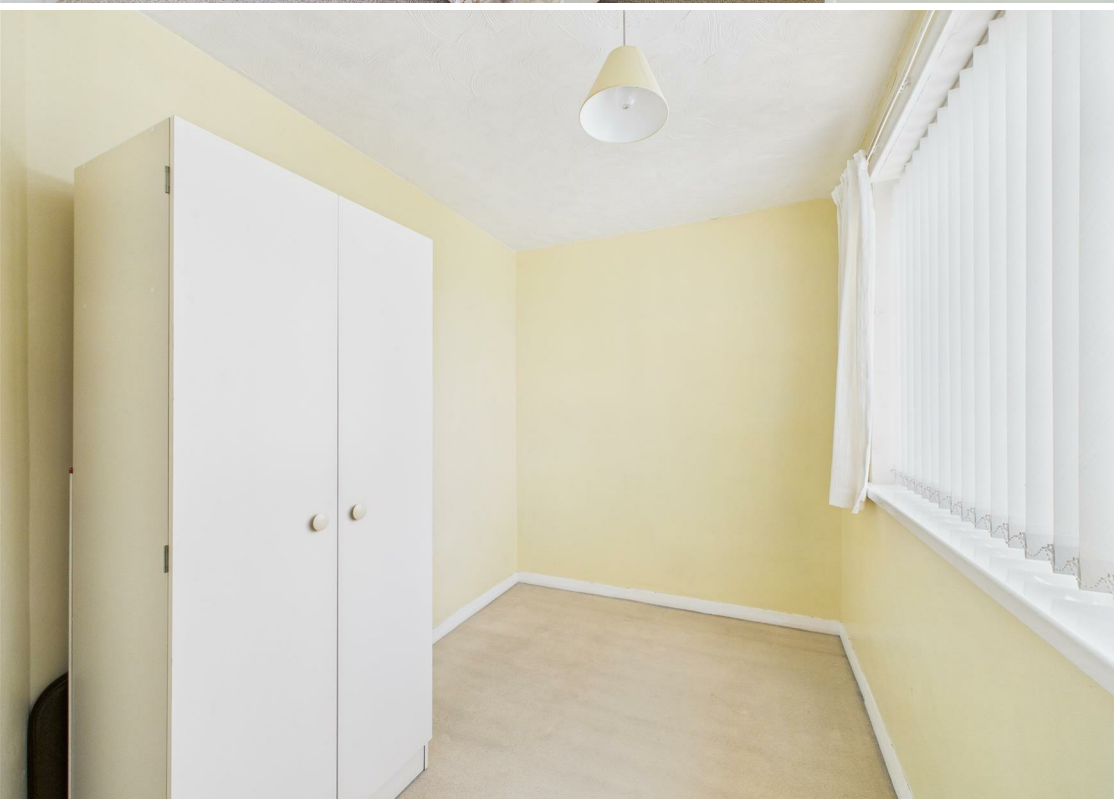
## UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## 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.

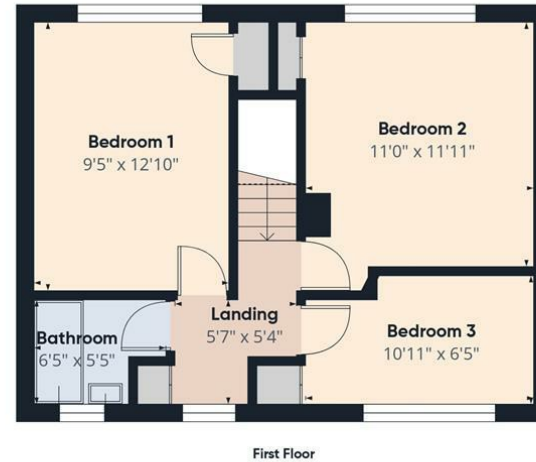
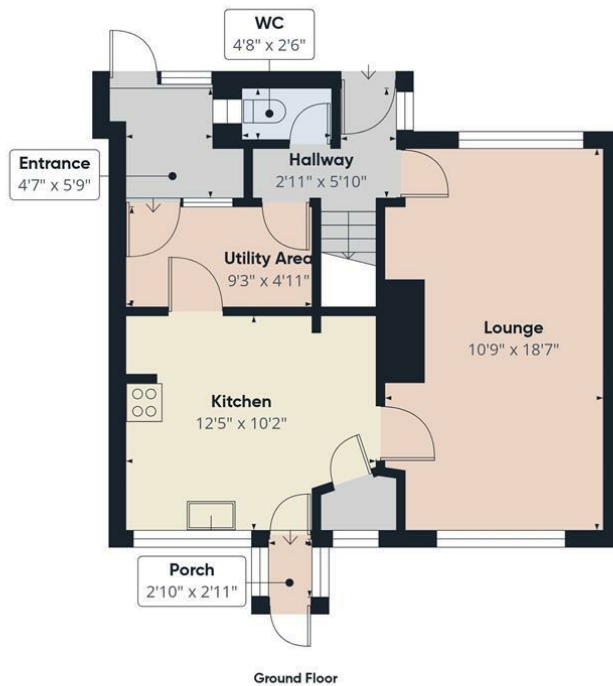
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area<sup>(1)</sup>  
870 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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