



Canal Side West, Newport, HU15 2RN
£199,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Stunning 2 Bedroom Cottage
- Beautifully Presented Throughout
- Log Burning Stove In Lounge
- Envious Position Overlooking Market Weighton Canal
- Fitted Kitchen + Utility Room
- Driveway & Garage
- Gardens & Timber Outbuilding
- EV Charger
- EPC = D
- Council Tax = B

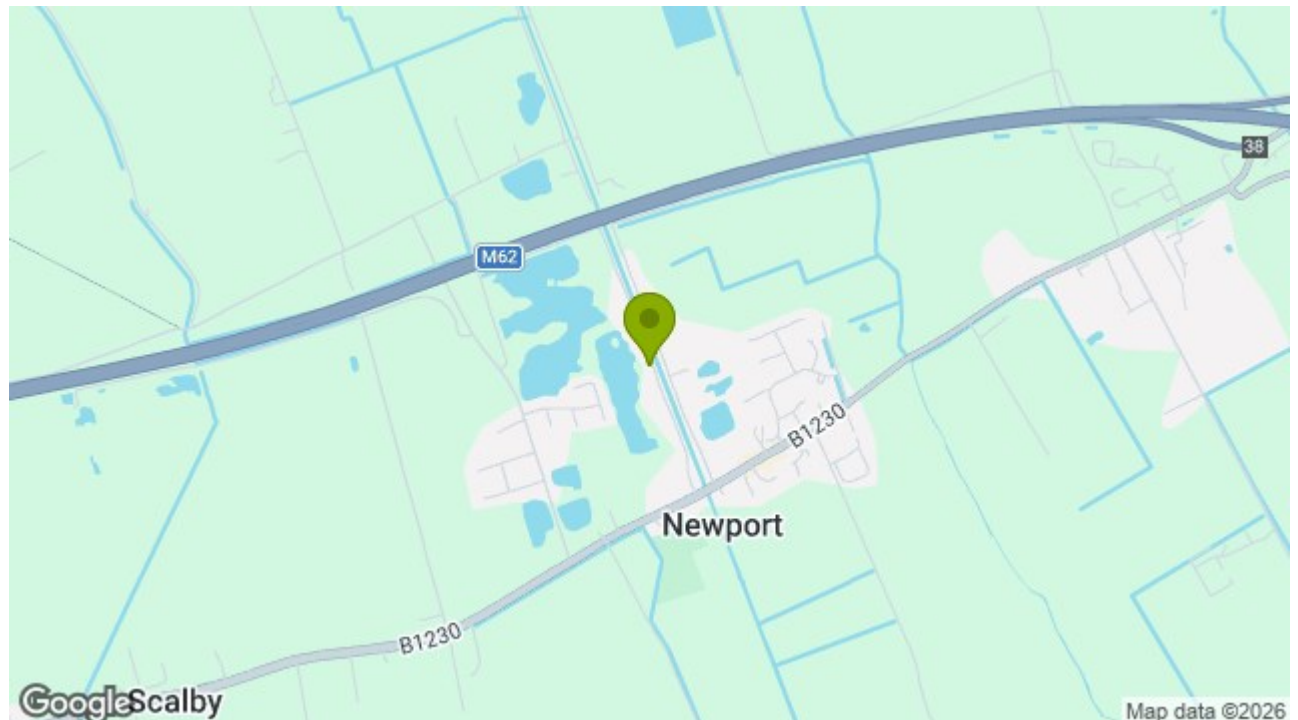
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A beautifully presented two-bedroom end-cottage in an idyllic setting, overlooking the canal and having access to the freshwater lake.

This exceptional home offers a blend of charm, style, and location. With the canal just across the lane and access to a lake at the rear, the setting is truly special. Inside, the immaculate accommodation includes a welcoming lounge with a log-burning stove and striking spiral staircase, flowing seamlessly into the dining area. The modern kitchen is well-appointed and supported by a separate utility room.

Upstairs, you'll find two spacious double bedrooms with built-in wardrobes and a stylish bathroom featuring a roll-top bath and separate shower.

Outside, the home continues to impress with a private rear courtyard, parking for two cars via a shared driveway and a garage. Beyond this lies a lawned garden, an enclosed gravelled garden area and an outbuilding with electric supply.





ACCOMMODATION

The property is arranged over two floors and comprises:

LOUNGE

An attractive front facing reception room with a fabulous log burning stove upon a tiled hearth. A spiral staircase leads to the first floor. Open plan to:

DINING ROOM

With ample space for a dining suite, a window to the rear and an internal door to:

KITCHEN

Fitted with a modern shaker style kitchen comprising wall and base units which are mounted with roll top work surfaces beneath complementary worksurfaces. A composite sink unit sits beneath a window to the side elevation, plumbing for dishwasher tiled floor and a door leading to the courtyard.

UTILITY ROOM

With fitted cupboards matching those of the kitchen, space and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard.

BEDROOM 1

A double bedroom with a window to the front elevation which enjoys views of the canal. There are fitted wardrobes.

BEDROOM 2

A second double bedroom with part panelled walls, a built in cupboard and a window to the rear.

BATHROOM

Fitted with a traditional style three piece suite comprising WC, wash basin and a roll top bath with a thermostatic shower and glazed screen above. There is splashback tiling, a heated towel rail and a window to the rear.

OUTSIDE

To the front of the property there is a small garden area with hedging to the roadside boundary. A footpath leads to the entrance door. A gated shared access driveway leads to the side where there is a garage plus gravelled parking for two cars. Beyond the parking there is access to a lawned garden with a gravel seating area which sits adjacent to a timber outbuilding having light and power supply. A further gate leads to the gravelled garden area beyond and provides shared access to the lake. Adjoining the property there is a lovely courtyard.

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 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.

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.

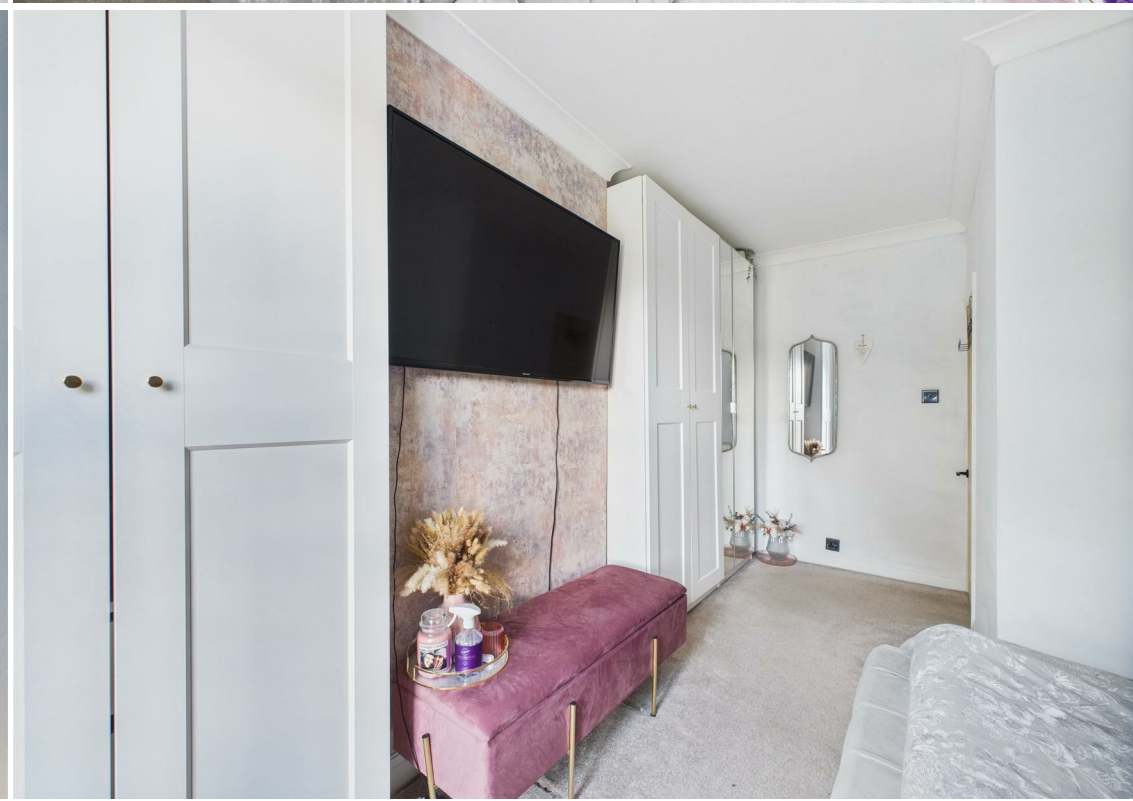
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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.

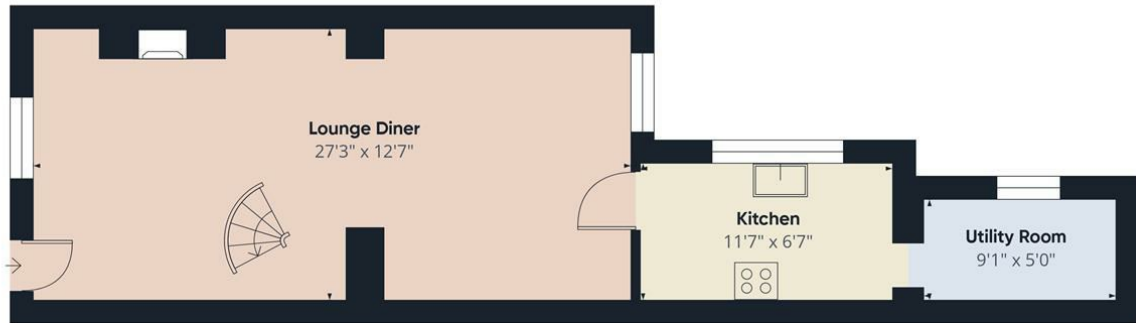
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Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not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

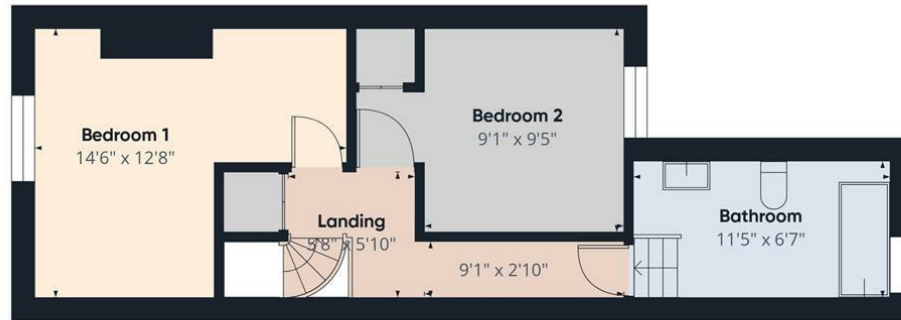
mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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





Ground Floor



First Floor

Approximate total area⁽¹⁾
854 ft²
Reduced headroom
20 ft²

(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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