

Canal Side West, Newport, HU15 2RN

Guide Price £240,000

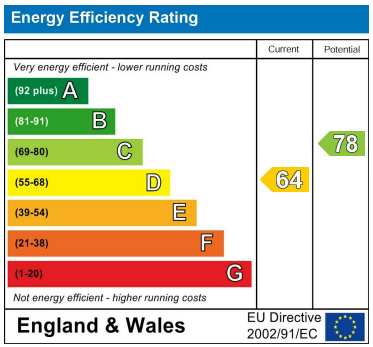
Philip Bannister
Estate & Letting Agents

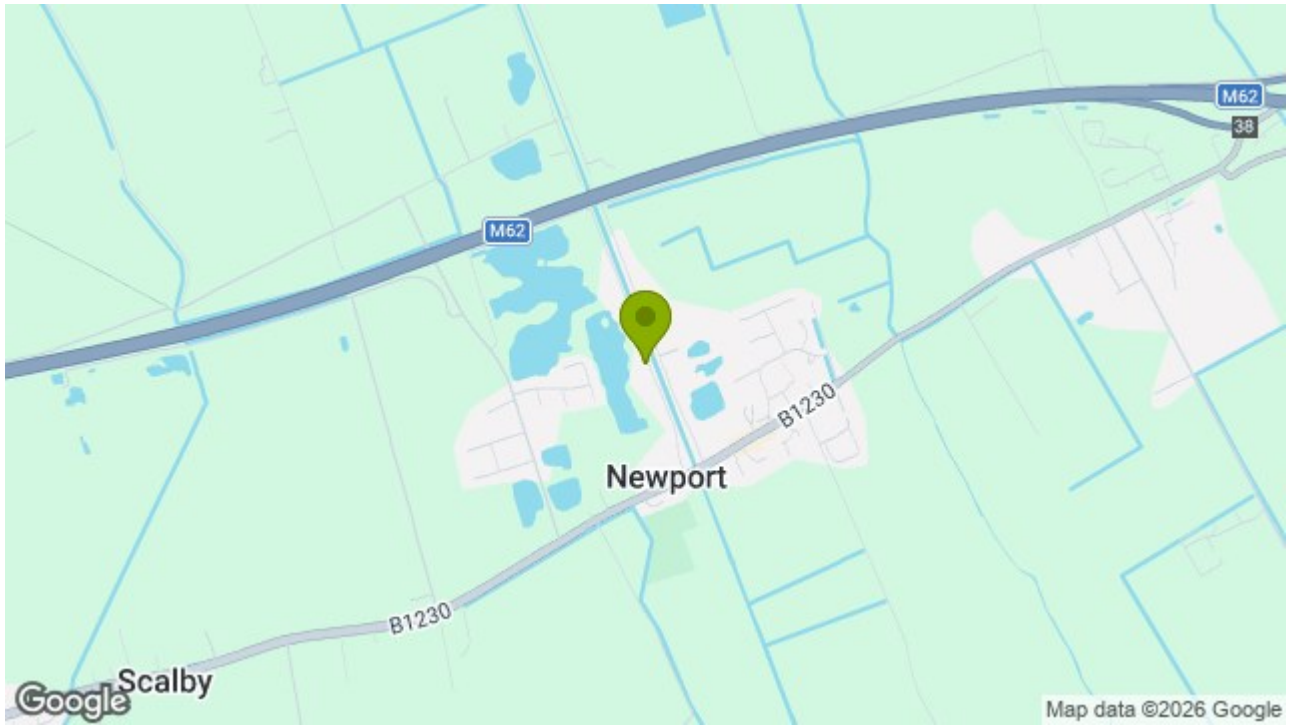
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GUIDE PRICE £240,000 - £245,000. A truly unique opportunity to acquire a beautiful, extended semi-detached home, enjoying unrivalled views in one of the region's most idyllic settings. The property offers over 1,000 sq ft of immaculately presented accommodation, including a fabulous dining kitchen, with every room enjoying the charm and character befitting such a wonderful home. Externally, the property boasts a superb rear garden leading directly to the lake, with the property also owning a share of the lake itself – a truly exceptional feature that makes this home quite unlike any other.

Key Features

- Idyllic Setting
- Unrivalled Lakeside Views
- Totally Unique Opportunity
- Superb Dining Kitchen
- Rarely Available
- Over 1,000 sqft of Accommodation
- Part Lake Ownership
- EPC =D













GROUND FLOOR;

ENTRANCE HALL
A sizeable entrance hall providing

LIVING ROOM
A generous living space with ample room for both living and dining furniture, with a feature fireplace housing a duel fuel burning stove, window to the front elevation and providing access to both the Shower Room and dining Kitchen.

SHOWER ROOM
With a three piece suite comprising of a shower enclosure, a low flush WC and a vanity wash hand basin. Further benefitting from partially tiled walls and a heated towel rail.

UTILITY ROOM
Providing further storage space and benefitting from plumbing for an automatic washing machine.

DINING KITCHEN
A stunning country style dining kitchen with a comprehensive range of wall and base units complimented by solid wooden work surfaces and a Belfast Sink Unit. Integrated appliances include a Coffee Machine, a Range Cooker and an Electric Oven. Further benefitting from stone tiled flooring, recessed spotlights, ample dining space, doors and windows to the side and rear elevations.

CONSERVATORY
Providing further reception space with a fantastic aspect over the rear garden.

FIRST FLOOR;

BEDROOM 1
A bedroom of double proportions with a fitted wardrobe and an open wardrobe plus a window to the front elevation.

BEDROOM 2
A further generous bedroom with window to the rear elevation.

BATHROOM
With a three piece suite comprising of a free standing bathtub, a wash hand basin and a low flush WC. Further benefitting from wooden floorboards, a tap-stand, recessed spotlights and a radiator.

EXTERNAL;

FRONT
A walled forecourt with timber gate allowing access to the front and rear of the property.

REAR
Sitting in the most picturesque setting the rear garden leads directly to the lake with unrivalled lakeside views from the raised decking and summerhouse. The rear garden itself has a shaped lawn, patio area and raised decking off the Conservatory.

LAKE
The property benefits from owning part of the lake shown within the title plan. This also comes with fishing rights.

SUMMERHOUSE
Superb entertainment space with glazed doors overlooking the lake and also benefitting from a fitted bar.

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 replacement 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 Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
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.

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.

TENURE
We understand that the property is Freehold. This should be clarified by your 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 independent 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.

AGENTS 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: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)











Approximate total area(1)

1028 ft²

Reduced headroom

7 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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