



Canal Side West, Newport, HU15 2RN
£205,000


**Philip
Bannister**
Estate & Letting Agents

Canal Side West, Newport, HU15 2RN

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

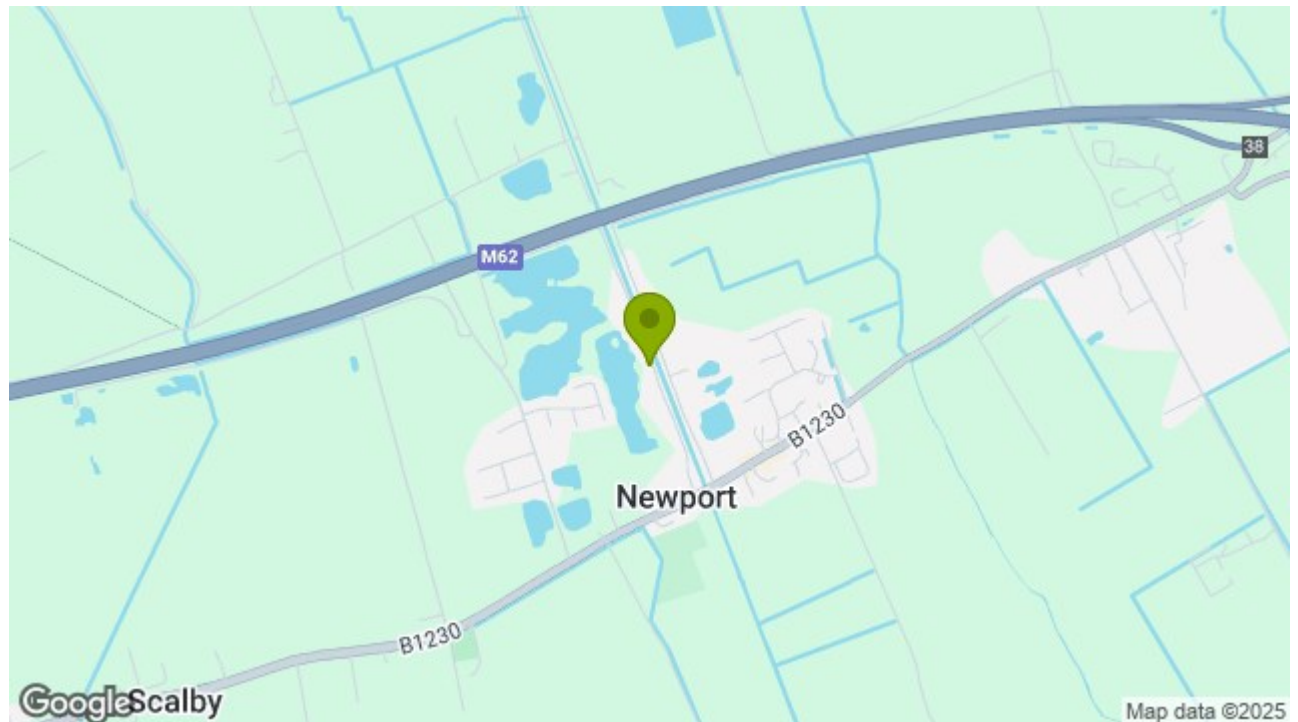
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



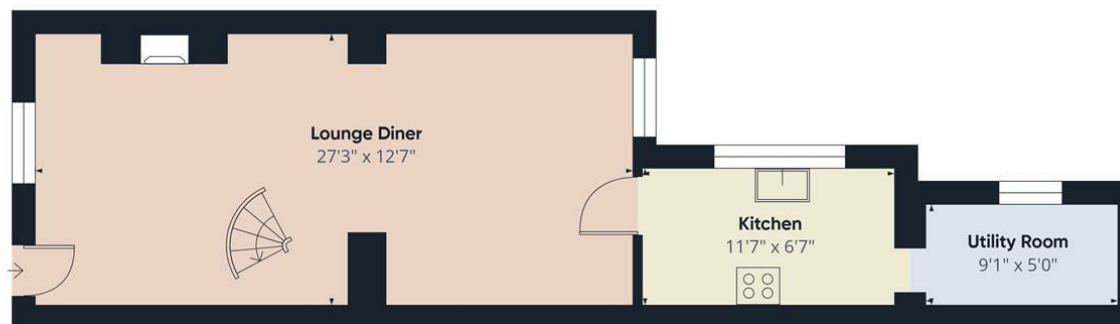


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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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

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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