



Briar Close, Newport, HU15 2QY
£150,000


**Philip
Bannister**
Estate & Letting Agents

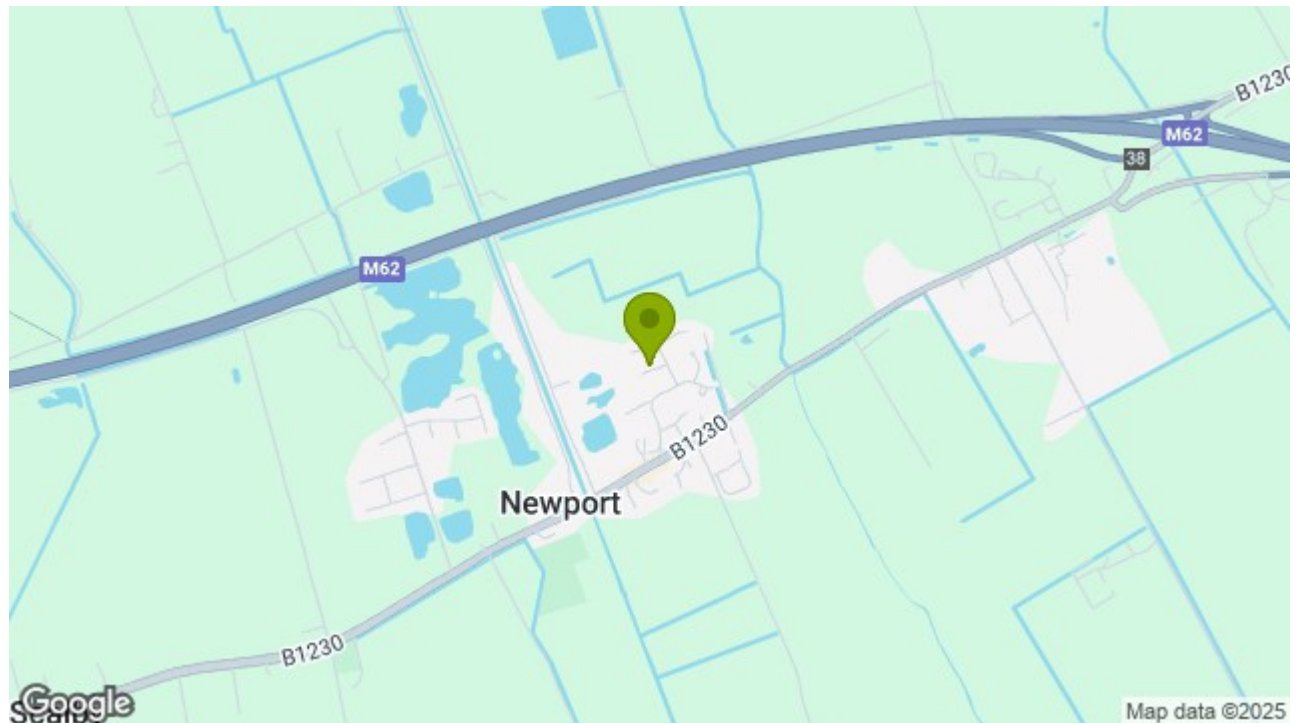
Briar Close, Newport, HU15 2QY

This three-bedroom semi-detached house offers excellent potential for refurbishment, making it an ideal opportunity for investors or DIY enthusiasts looking to create a beautiful home. The accommodation includes an entrance hall, a spacious front-facing lounge, and a full-width dining kitchen, providing ample living space. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, a driveway for off-road parking, and a garage for additional storage. With great scope for improvement, this home is perfect for those seeking a rewarding renovation project.

Key Features

- Refurbishment Opportunity
- 3 Bedroom Semi-Detached House
- Huge Scope For Improvement
- Full Width Dining Kitchen
- Spacious Lounge
- Modern Bathroom With 4 Piece Suite
- Driveway & Garage
- Cul-De-Sac Position
- EPC = TBC
- Council Tax = B

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





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A residential door to the side of the property allows access, with a understair cupboard.

DINING KITCHEN

15'8 x 10' (4.78m x 3.05m)

The dining kitchen is fitted with an extensive range of wall and base units with contrasting worksurfaces, sink unit with mixer tap, oven, four ring gas hob with extractor above. Space and plumbing for an automatic washing machine. There is ample space for a dining table and chairs with a sliding patio door opening to the rear. A staircase leads to the first floor.

LOUNGE

15'8 x 11'9 (4.78m x 3.58m)

A spacious front facing reception room with a bow window to the elevation.

FIRST FLOOR

LANDING

With access to the first floor accommodation, loft hatch and a window to the side elevation.

BEDROOM 1

11'9 x 9'10 (3.58m x 3.00m)

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

BEDROOM 2

10'1 x 8'6 (3.07m x 2.59m)

A second double bedroom with a window to the rear elevation.

BEDROOM 3

7' x 6'10 (2.13m x 2.08m)

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

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and bath. There is a window to the side elevation.

OUTSIDE

The property occupies a fabulous corner plot with a large rear garden and extensive parking.

FRONT

To the front and side of the property there is a gravelled driveway which continues across a concrete driveway to a garage.

REAR

The rear garden is laid to lawn with a patio area and timber shed.

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.

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.

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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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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