



Canal Side West, Newport, HU15 2RN
£210,000



Platinum Collection

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NO CHAIN - Offered with no onward chain, this two double bedroom end cottage enjoys a picturesque lakeside setting to the rear, making it a exciting opportunity for buyers seeking a home they can personalise and make their own.

The ground floor accommodation includes a lounge, separate dining room, kitchen, and a rear lobby leading to the bathroom. Upstairs, there are two well-proportioned double bedrooms along with a convenient shower room.

Externally, the property boasts a long, mature rear garden that extends to the water's edge, offering beautiful, uninterrupted views of the lake - a standout feature that sets this home apart. Additional benefits include a shared gated driveway providing off-road parking and a large timber shed.



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Key Features

- NO CHAIN
- 2 Bedroom Cottage
- Stunning Lakeside Position
- Requires General Update
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Off Street Parking
- Generous Rear Garden
- EPC = D
- Council Tax = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
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

LOUNGE

Allowing access to the property through a residential entrance door. The bay fronted lounge has a feature fireplace and an internal door leading to the staircase.

DINING ROOM

A second reception room with a window to the rear, stone feature with TV stand and access to the understair cupboard.

KITCHEN

The kitchen is fitted with a range of wall and base units mounted with complementary worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the side elevation. There is space for a range of appliances and a tiled floor which runs throughout.

REAR LOBBY

With external access via a composite door. There is a built-in cupboard.

BATHROOM

Fitted with a three piece suite comprising WC, inset vanity wash basin and a panelled bath. There are cupboards beneath the sink unit, tiled walls and a window to the side elevation.

FIRST FLOOR

LANDING

A split level landing with access to the accommodation at first floor level. There is a built-in cupboard.

BEDROOM 1

A double bedroom positioned to the front of the property. A window to the front elevation provides attractive views towards the canal.

BEDROOM 2

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

SHOWER ROOM

The generous shower room is fitted with a three piece suite comprising WC, wash basin and a shower cubicle with electric shower. There are half tiled walls, a window to the rear elevation and a large built-in cupboard housing a central heating boiler.

OUTSIDE

FRONT

To the front of the property there is a walled garden with a gated footpath leading to the entrance door.

REAR

The rear garden is of excellent size and predominantly laid to lawn. A paved patio offers the perfect seating area for relaxation or entertaining, leading to a large timber shed and an additional patio beyond. The mature gardens continues towards a tranquil lake, offering stunning waterside views and a peaceful setting.

PARKING

A gated shared driveway to the side of the property provides off street parking.

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.

UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title, however there is currently an application pending with the Land Registry to register the property. Although the application is for absolute title, it is at the discretion of the Land Registry. We recommend a buyer should discuss this matter with their legal representative.

VIEWINGS

Strictly by appointment with the sole agents.

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.



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

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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⁾
853 ft²

(1) Excluding balconies and terraces

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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