

**Newport Road, North Cave, HU15 2NU**

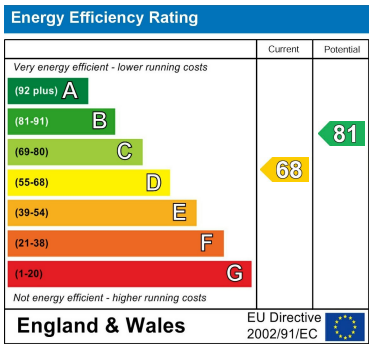
Price Guide £300,000

Philip Bannister

# Newport Road,
# North Cave, HU15 2NU

## Key Features

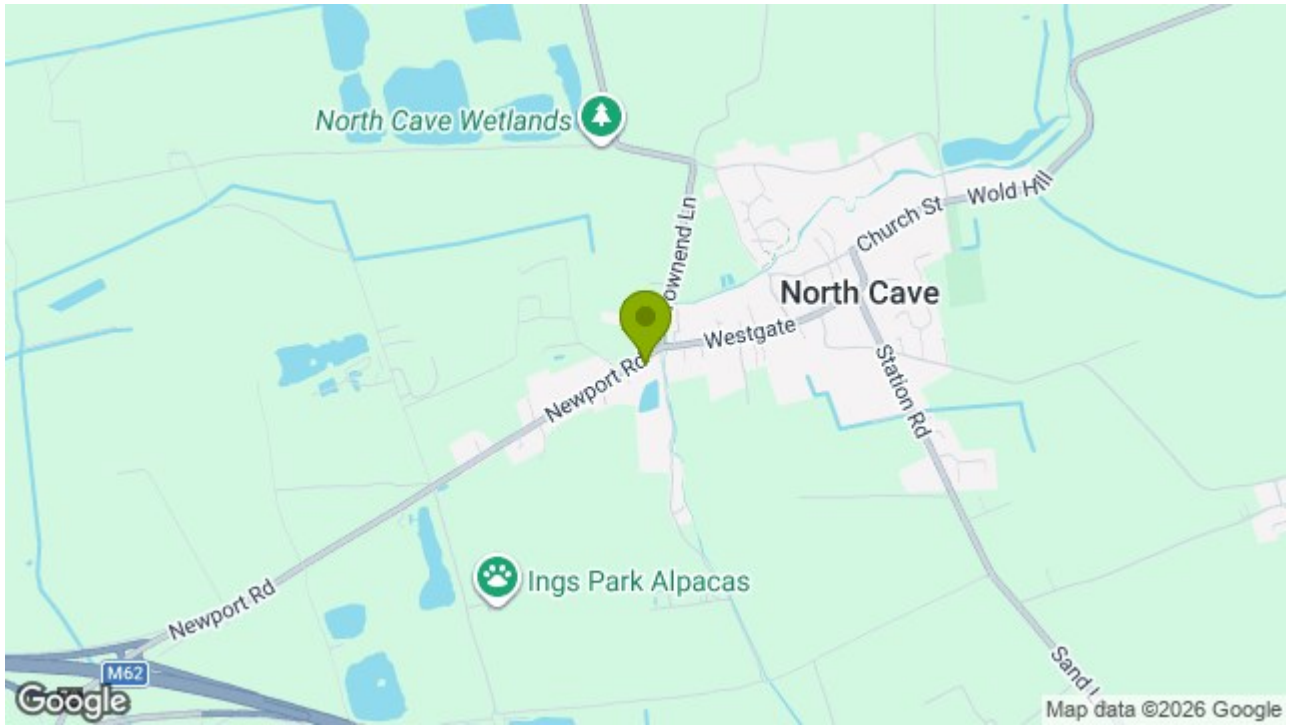
- GUIDE PRICE: £300,000 - £320,000
- Impressive Semi-Detached Home
- Spacious And Versatile Accommodation
- Three Well-Proportioned Double Bedrooms
- Two Reception Rooms
- Attractive Southerly-Facing Rear Garden
- Excellent Off-Street Parking And Large Garage
- EPC = D
- Council Tax = C




GUIDE PRICE: £300,000 - £320,000 - This impressive semi-detached home offers a particularly good range of spacious and versatile accommodation, all presented to a lovely standard and ready for a new owner to move straight into. The property has much to offer, including generous living space, a well-appointed kitchen with a useful utility room, three double bedrooms and a modern shower room.

Externally, the property really stands out with its excellent off-street parking, large garage and attractive southerly-facing rear garden which offers excellent privacy. A covered patio is a particular feature, providing a lovely sheltered space for outdoor dining and entertaining whilst enjoying the garden beyond.

This is a well-maintained and stylishly presented home which we feel will appeal to a wide range of buyers.











## ACCOMMODATION
The property is arranged over two floors and comprises:

## GROUND FLOOR

## ENTRANCE HALL
Allowing access to the property through a residential entrance door. The welcoming hallway features a tiled flooring and a useful side lobby, ideal for coat and shoe storage. Staircase leading to the first floor.

## SNUG
A versatile front facing reception room, featuring an attractive marble fireplace, bow window to the front elevation and a further window to the side.

## OPEN PLAN DINING KITCHEN
A fabulous open plan space with designated areas for cooking and dining. The kitchen area is fitted with a range of oak-fronted wall and base units, complementary work surfaces, sink and drainer, space for a cooker with extractor hood above and integrated dishwasher. Tiled splashbacks and flooring, decorative ceiling beam, window to the side elevation and door leading through to the utility room. The dining area is a lovely space with a feature limestone fireplace and window to the front elevation. Doors open to the lounge.

## UTILITY ROOM
Well fitted with a further range of units and work surfaces, sink and drainer, plumbing for an automatic washing machine and drinks cooler. Tiled flooring and external door providing access to the rear access.

## LOUNGE
A spacious reception room situated to the rear of the property, with sliding patio doors opening directly onto the rear garden. A window is to the side elevation.

## FIRST FLOOR

## LANDING
Providing access to the accommodation at first floor level. With an attractive stained glass window to the front elevation and useful corner storage cupboard.

## BEDROOM 1
A dual aspect double bedroom, having two fitted double wardrobes and a matching return of drawers. Windows to both the front and rear elevations.

## BEDROOM 2
A second double bedroom fitted with a modern range of wardrobes, overhead storage cupboards and matching dressing table, together with a window to the front elevation.

## BEDROOM 3
A further bedroom of double proportions, having a range of modern fitted wardrobes and overhead cupboards. There is a window overlooking the rear garden.

## SHOWER ROOM
Fitted with a modern three piece suite comprising shower cubicle with an electric shower, low flush W.C. and wash hand basin set within a vanity cabinet. There is tiling to the walls, heated towel and a window to the rear.

## OUTSIDE
To the front, a gravelled driveway offers excellent off-street parking for a number of vehicles and leads to the good-sized garage. The attractive rear garden is a particularly good size, offers excellent privacy and is mainly laid to lawn, with a covered patio area providing an ideal space for outdoor dining and entertaining. There is a further patio seating area, along with a variety of mature borders which give the garden a lovely established feel. The garden enjoys a southerly-facing aspect and also benefits from a garden shed.

## GARAGE
The garage complex features a large garage with up and over door, light, power and inspection pit. Attached to the garage is a useful 'gardeners toilet' and a store.

## 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 C. (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.










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## 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.

## 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.

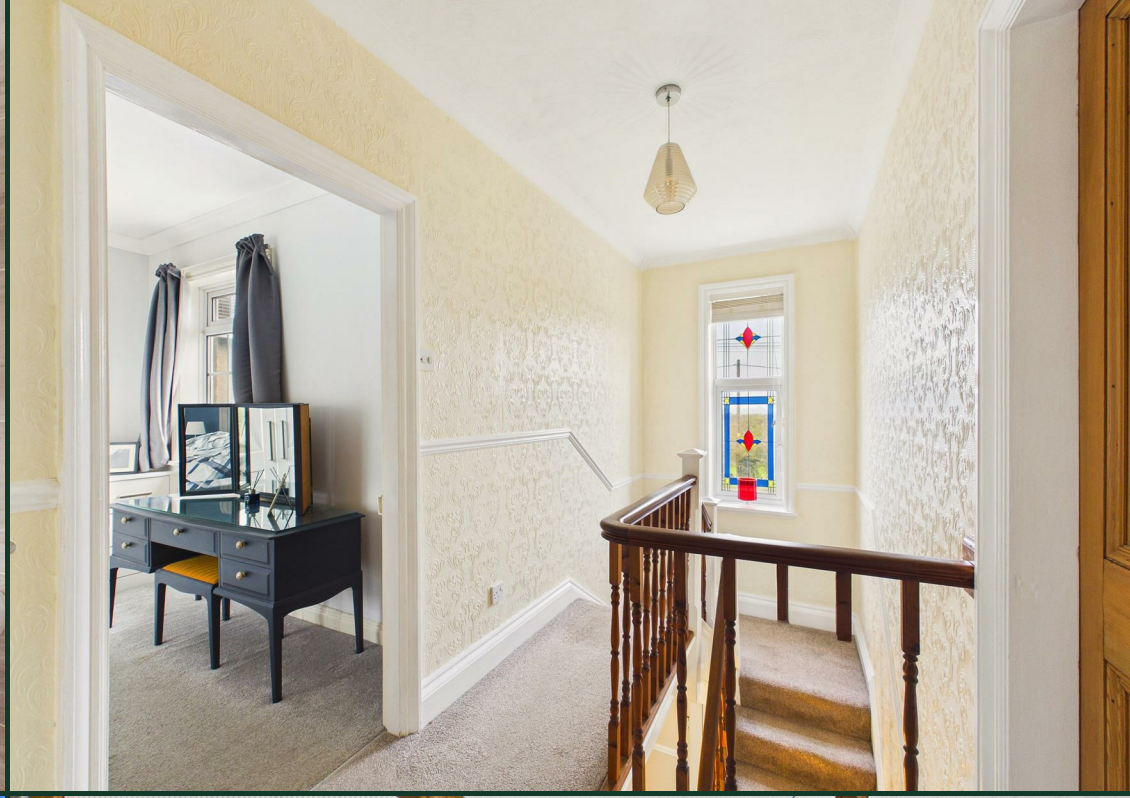
## THINKING OF SELLING?.

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. 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















Approximate total area(1)

1583 ft²

Reduced headroom

10 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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