

Nettle Hill, Newport, HU15 2RY

£185,000

Philip Bannister

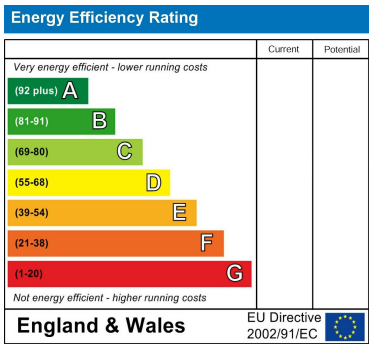
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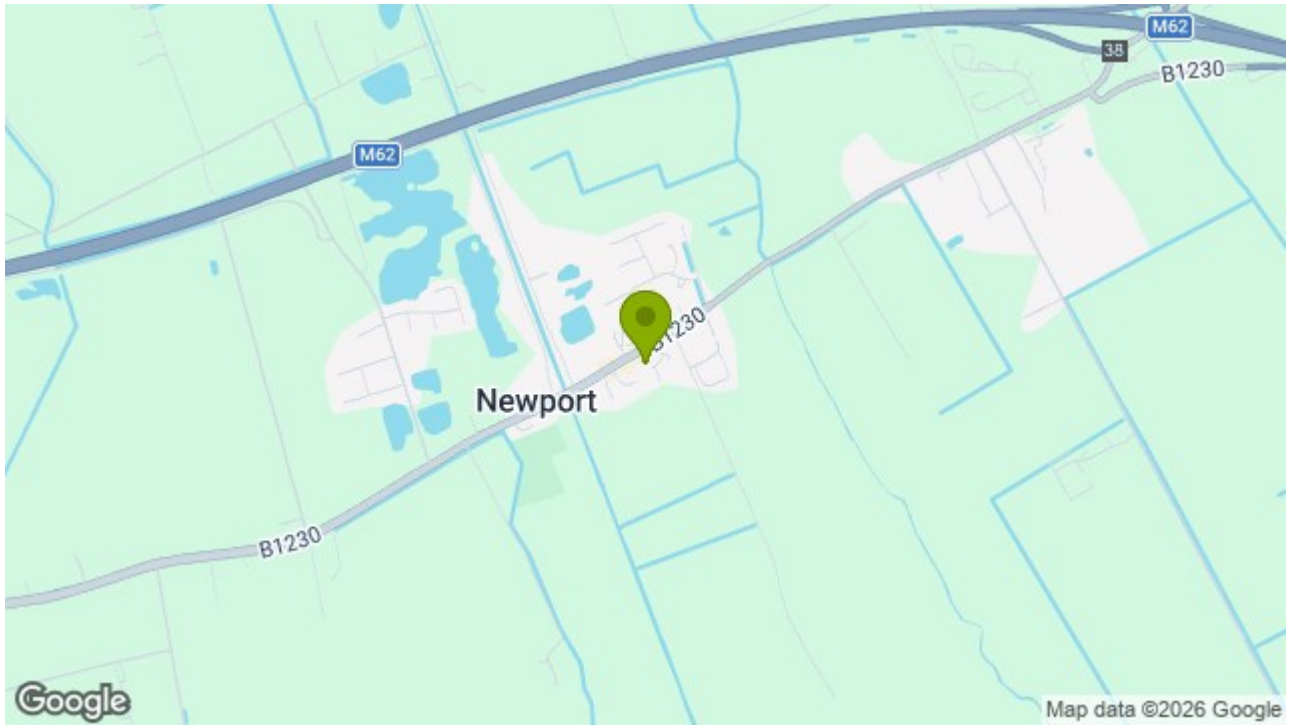
This attractive semi-detached home occupies a generous corner plot within a pleasant cul-de-sac location, conveniently positioned close to the village amenities. Offering appeal to a variety of buyers, the property provides excellent off-street parking together with gardens which extend around the side and rear. The well-presented accommodation briefly comprises an entrance hall, lounge, dining kitchen and rear sun room, with two good-sized double bedrooms and a modern bathroom to the first floor.

Externally, a substantial gated driveway provides ample parking for several vehicles, whilst the gardens wrap around the side and rear of the property, being predominantly laid to lawn and offering a good degree of outside space.

Key Features

- Attractive Semi-Detached Home
- Generous Corner Plot
- Two Double Bedrooms
- Pleasant Cul-De-Sac Location
- Modern Bathroom
- Spacious Gated Driveway
- Gardens To Side And Rear
- Close To Village Amenities
- EPC = TBC
- Council Tax = B








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ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
A residential entrance door opens to a hallway with a staircase leading to the first floor.

LOUNGE
A good-sized reception room with a window to the front elevation.

DINING KITCHEN
Fitted with a range of wall and base units, complementary work surfaces beneath tiled splashbacks and a sink with drainer. Integrated oven, four-ring gas hob with concealed extractor hood above and plumbing for an automatic washing machine. There is space for a larder fridge freezer. Window overlooking the rear garden and useful under-stairs storage cupboard. Double doors provide access to:

SUN ROOM
Overlooking the rear garden, with double doors opening out onto the patio.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 1
A good-sized double bedroom with windows to the rear elevation.

BEDROOM 2
Another well-proportioned double bedroom, featuring two windows to the front elevation and a built-in cupboard above the stairwell.

BATHROOM
A contemporary bathroom with a shaped bath and shower over, together with a shower screen. There is also fitted bathroom furniture incorporating an inset wash hand basin and concealed-flush WC, complemented by wall tiling. A window to the side elevation and heated towel rail.

OUTSIDE
The property benefits from an extensive front gated forecourt providing parking for several vehicles. Occupying an attractive corner plot, the gardens extend around the side and rear, with lawned areas enclosed by fencing. A combination of decked and paved patio areas provides space for outdoor seating and entertaining.

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 / Leasehold

VIEWINGS.
Strictly by appointment with the sole agents.

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.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.
















JOLLY

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]

705 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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