



Nettle Hill, Newport, HU15 2RY
£160,000

Philip
Bannister
Estate & Letting Agents

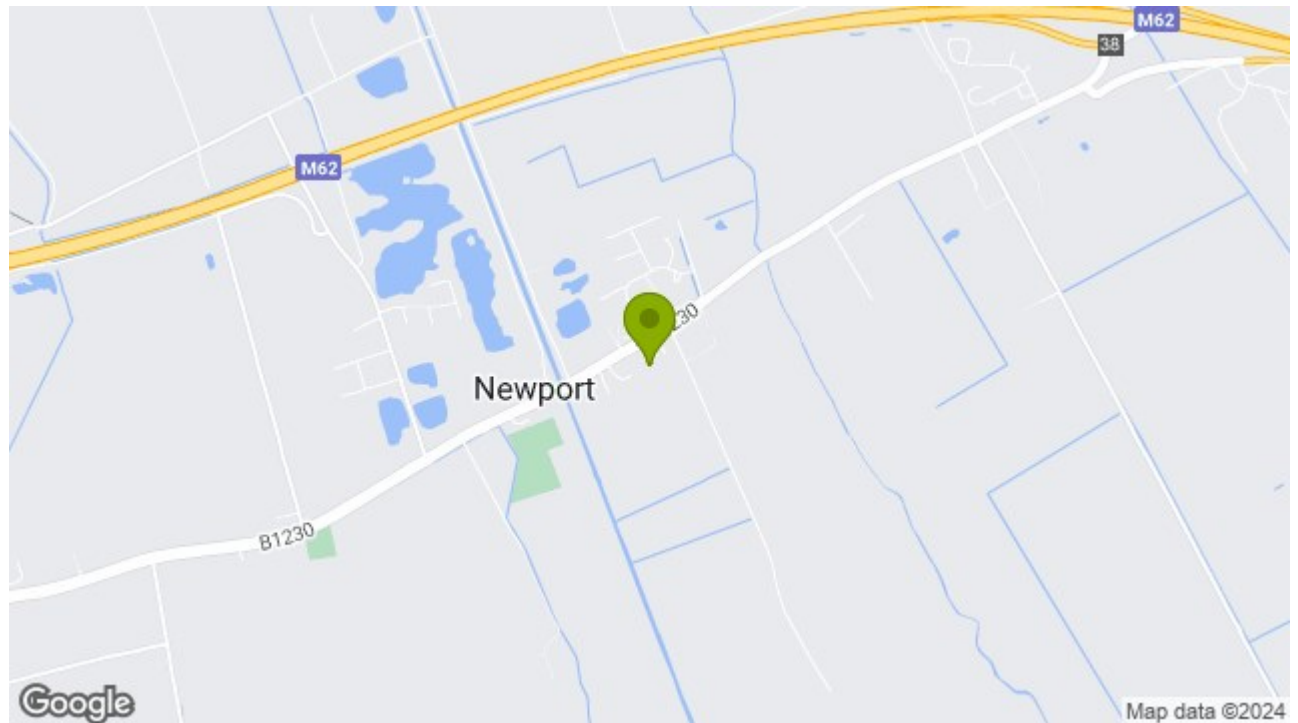
Nettle Hill, Newport, HU15 2RY

This modern 2 bedroom home is centrally located and enjoys a southerly rear aspect with views towards open fields. The property sits within a cul-de-sac close to the centre of the village and offers an excellent opportunity for first time buyers and investors alike. The attractive accommodation features 2 double bedrooms, a modern bathroom, full width breakfast kitchen and a living room. Outside, the property occupies a good plot with gardens to the front and rear. A private side driveway provides excellent off street parking.

Key Features

- Modern Semi-Detached House
- 2 Double Bedrooms
- Central Cul-De-Sac Location
- Full Width Breakfast Kitchen
- Modern Bathroom
- Views Of Open Fields To The Rear
- Attractive Southerly Facing Rear Garden
- Multiple Off Street Parking
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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

ENTRANCE HALL

A residential entrance door allows access to the property. A staircase leads to the first floor.

LIVING ROOM

15' x 10'1 (4.57m x 3.07m)

With ample space for a living room suite, there is a window to the front elevation and an internal door to:

BREAKFAST KITCHEN

9'9 x 13'1 (2.97m x 3.99m)

Having a selection of fitted base units mounted with contrasting work surfaces beneath tiled splashbacks. An inset sink unit with mixer tap beneath aw window to the rear. There are spaces for a number of appliances including an oven, washing machine and fridge freezer. There is ample space for a breakfast table, quarry tiled floor throughout, built in cupboard is beneath the staircase and there is a door opening to the rear garden.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level.

BEDROOM 1

13'3 x 9'5 (4.04m x 2.87m)

A spacious double bedroom with two windows to the front elevation and useful cupboard above the stairwell.

BEDROOM 2

13'3 x 8'9 (4.04m x 2.67m)

A second double bedroom with two windows to the rear elevation.

BATHROOM

Fitted with a modern three piece suite comprising WC, vanity wash basin and a panelled bath with a thermostatic shower, glazed screen and splashboards. There are partly tiled walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with planted borders and a timber partition fence. A footpath leads from the driveway to the property.

REAR

A delightful rear garden enjoys a southerly aspect and enjoys views towards open fields, a patio area which adjoins the property and a lawn beyond. There is timber fencing to the perimeter and planting beds.

DRIVEWAY

A private gravelled driveway provides excellent off street parking facilities.

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.

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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip
Bannister
Estate & Letting Agents