

35, Canal Side West,
Newport, HU15 2RN
£230,000



This charming two-bedroom detached bungalow offers a delightful retreat for those seeking a peaceful lifestyle. Overlooking a picturesque fishing lake, the property boasts a tranquil atmosphere, perfect for relaxation and enjoying nature.

Step inside! here you will find spacious living accommodation that provides separate rooms and versatility for both entertaining guests and enjoying quiet evenings at home. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for families or individuals alike.

The bungalow features two well-proportioned bedrooms, providing a restful haven for a good night's sleep. The bathroom is conveniently located, ensuring ease of access for all residents and guests.

For those with a vehicle, the property includes parking, adding to the convenience of this lovely home. The surrounding area is not only picturesque but also offers a sense of community, making it a wonderful place to settle down.

In summary, this delightful bungalow on Canal Side West presents a unique opportunity to enjoy lakeside living in Newport. With its charming features and tranquil location, it is sure to appeal to anyone looking for a comfortable and inviting home.

Tenure - Freehold
Council Tax Band D
EPC Rating - D



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Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE PROPERTY COMPRISES

ENTRANCE HALL

UPVC double glazed front entrance door glazed side panel, radiator, loft hatch.

LOUNGE

5.568 x 3.633 (18'3" x 11'11")

UPVC double glazed window to the front, radiators, brick fire surround & tiled hearth with coal effect electric log burner.

SITTING ROOM

4.646 x 3.012 (15'2" x 9'10")

Feature brick archway from the kitchen, UPVC double glazed window to the side, cupboard for storage, radiator,

KITCHEN

4.016 x 3.363 (13'2" x 11'0")

Fitted with a range of wall & base units with work surfaces over continuing to breakfast bar, composite sink with tap, space for fridge/freezer, integrated electric oven, tiled splashbacks, four ring electric hob with extractor, door glazed sliding door leading to rear garden, UPVC double glazed door to the side, UPVC double glazed door leading to Sun Room, UPVC double glazed window to the side.

SUN ROOM

6.399 x 3.604 (20'11" x 11'9")

UPVC double glazed windows to the rear, UPVC double glazed patio doors leading to rear garden, recessed ceiling spotlights, electric radiator,

BEDROOM ONE

4.212 x 3.297 (13'9" x 10'9")

UPVC double glazed window to the front, fitted wardrobes & dressing table, radiator, laminate flooring,

BEDROOM TWO

4.214 x 3.369 (13'9" x 11'0")

UPVC double glazed window to the rear overlooking Sun Room, fitted wardrobes & dressing table, radiator,

BATHROOM

2.717 x 2.091 (8'10" x 6'10")

Suite comprising: Four piece suite with low flush W.C, panelled bath, pedestal wash hand basin,

corner shower cubicle with electric shower, fully tiled, radiator, built in storage cupboard. UPVC double glazed opaque window overlooking Sun Room

OUTSIDE

To the front of the property is mainly laid to lawn with a low level bricked boundary wall, pathway leading to front entrance door, private side drive providing ample off road parking for multiple vehicles which leads to integral larger than average garage

To the rear of the property is the elevated paved patio area with steps leading to large lawned area with views across a beautiful fishing lake. Raised gravel borders. Personnel gate leading to walkway around the lake.

GARAGE/WORKSHOP

13.700 x 3.923 (44'11" x 12'10")

Up & over door, plumbing for washing machine, personnel door & window to the side.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS

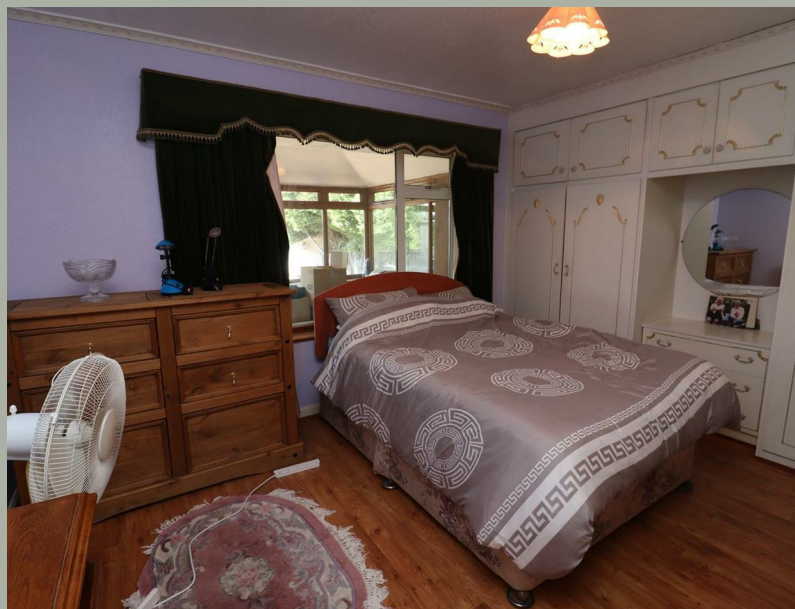
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

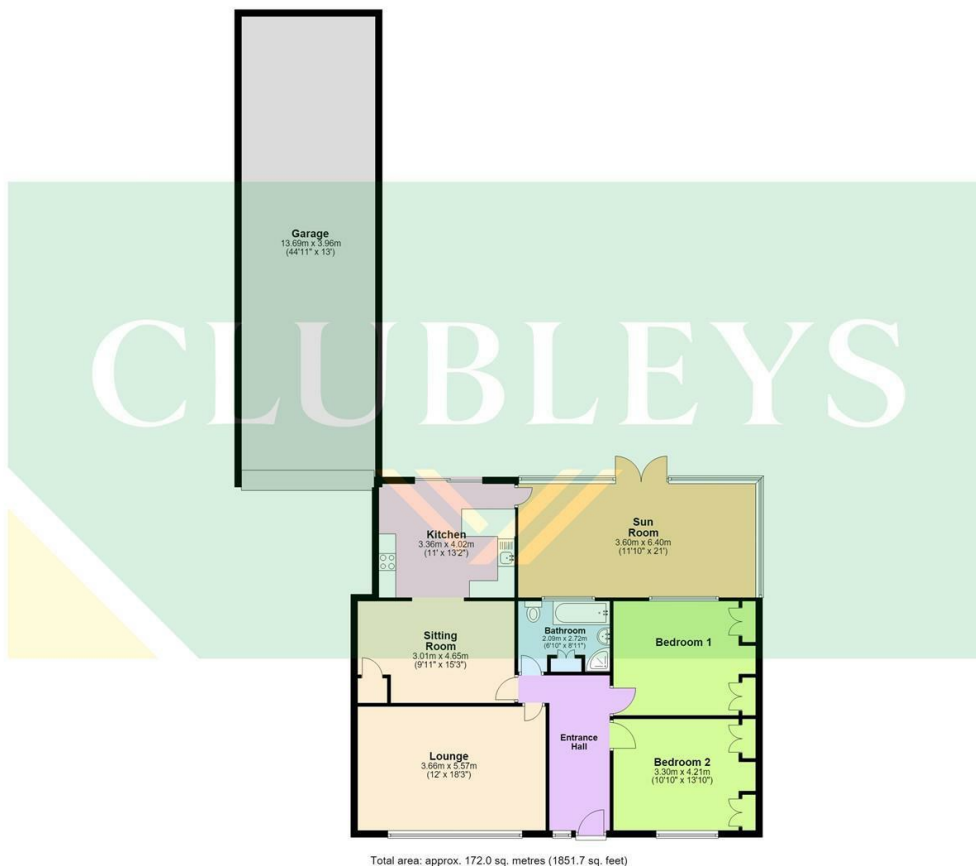
APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains water, drainage and electricity are connected to the property.





Total area: approx. 172.0 sq. metres (1851.7 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

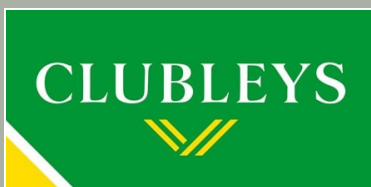
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 81 |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.