



THE LOCATION

North Newbald has a selection of facilities including a Post Office (in the village hall three times per week). Church, primary school and two public houses, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE PROPERTY

Standing at the head of this small development in the picturesque village of North Newbald, this detached property stands in an enviable elevated position having wonderful views of the wolds. This well appointed property has accommodation briefly comprising entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Outside there are well maintained gardens to the front and rear of the house with a side driveway providing private parking and access to the garage. The wonderful position of this property, being at the head of the cul-de-sac allows further on street parking directly in front of the house.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Laminate wood flooring, radiator, telephone point and stairs to the first floor.

CLOAKROOM

White suite comprising low flush WC and wash hand basin with tiled splash back. Laminate wood flooring and radiator.

SITTING ROOM 18'6" x 9'8" (5.63m x 2.94m)

Feature solid wood fire surround having cast inset, tiled hearth and open grate, two radiators, TV aerial outlet and French doors to the rear garden.

DINING ROOM 11'5" x 9'6" (3.49m x 2.89m)

Laminate wood flooring and radiator.

KITCHEN 9'11" x 9'6" (3.01m x 2.89m)

Range of wall and floor units having complementary work surfaces incorporating electric oven and hob, plumbing for automatic washing machine. Partially tiled walls, under stairs storage cupboard, laminate wood flooring and rear entrance door.

FIRST FLOOR

LANDING

Hatch providing access to the roof space, airing cupboard housing central heating boiler.

BEDROOM ONE 13'10" x 9'7" (4.22m x 2.92m)

Radiator, telephone point and double opening cupboard with hanging rail.

BEDROOM TWO 10'1" x 9'9" (3.07m x 2.97m)

Radiator and double opening cupboard with hanging rail.



BEDROOM THREE 8'0" x 6'7" (2.43m x 2.01m)
Radiator.

BATHROOM

White suite comprising low flush WC, pedestal hand basin and panelled bath with electric shower and shower screen over. Partially tiled walls, tiled floor, radiator and extractor fan.

OUTSIDE

The house is situated at the head of a quiet cul-de-sac having a driveway providing private parking and access to a single garage. The front garden is laid to lawn with small privet hedge and steps to the front door. The rear garden is laid to lawn with a two tiered decked area. There is timber fencing to the boundary with a gate to the side and front.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.
Telephone connection subject to renewal.

APPLIANCES

No appliance have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND C

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

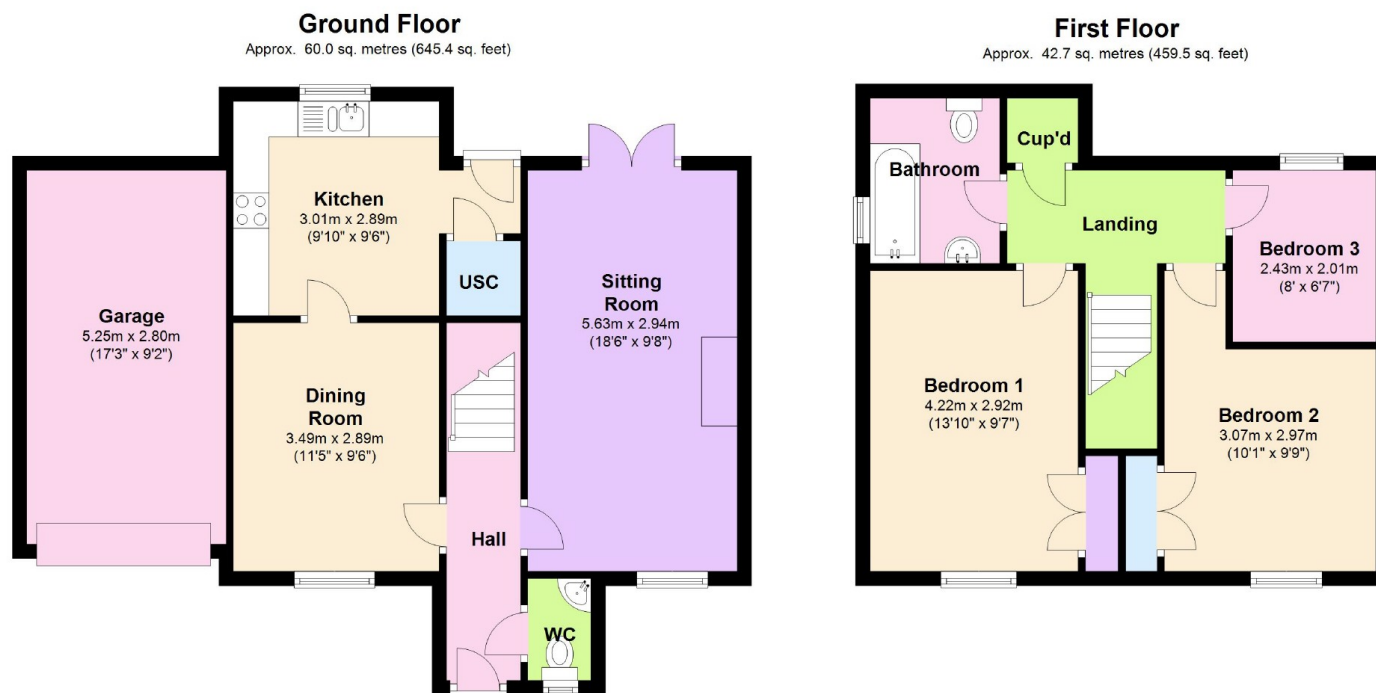
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only



Total area: approx. 102.7 sq. metres (1104.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL

01430 874000 01430 872605

mw@clubleys.com

www.clubleys.com

Text: Clubley to 84840 to download
our mobile app

