

CLUBLEYS



Plot 2, Monckton Rise
South Newbald, YO43 4RX

£385,000



THE LOCATION

North Newbald village is situated between South Cave and Sancton, in the popular area of the Yorkshire Wolds. Whilst the area has excellent transport links to the cities of Hull, York and Leeds, the village retains a peaceful atmosphere and offers a genuine sense of community with highly regarded local schools, a popular local park with children's play area, two pubs, historic church and village hall where many local events are hosted.

THE PROPERTY

An exceptional new build residence incorporating locally sourced sandstone; designed to provide spacious accommodation over two floors, located in this picturesque village on the edge of the Yorkshire Wolds. The attention to detail and bespoke features throughout the property maximise light with interiors designed to suit modern living.

This modern family home includes an abundance of impressive features including underfloor heating throughout the ground floor, Smart home integration systems, Oak staircase and floor to ceiling sliding doors. The generous accommodation briefly comprises: Entrance hall, WC, utility room, internal access to the integral double garage featuring remote controlled door, hand built bespoke fitted kitchen with high specification appliances and breakfast bar, spacious lounge and dining area featuring luxury Estilo flooring, sliding doors to the enclosed, South West facing garden. Access to the first floor via the handmade Oak staircase. The first floor accommodation includes Master bedroom overlooking the garden, en-suite shower room, second bedroom with en-suite and two further bedrooms share a 'Jack and Jill' bathroom. With only two of these quality properties situated on this exclusive site, they are certain to be popular. Contact Clubleys now to register your interest.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Hardwood door with Nest smartlock entry system, leads to the well lit entrance hall with window to the front elevation, Oak staircase to first floor, recessed halogen lighting to the ceiling, sliding door to utility, door to WC, Kendal Oak feature wall, door to kitchen

UTILITY ROOM

Durable Estilo flooring, plumbing for washing machine, vent for tumble dryer, range of units with chrome sink and swan neck mixer tap, recessed ceiling lights, door to garage

WC

Estilo flooring, low flow toilet, freestanding ceramic sink, tiled walls, recessed ceiling lights

KITCHEN 15'6" x 10'7" (4.72m x 3.23m)

The well appointed kitchen features an integral Siemens fridge/freezer, Rangemaster kitchener five ring ceramic hob with extractor over, Estilo flooring, bespoke design handcrafted wall and base units in Kendall oak with matching breakfast bar incorporating stainless steel sink with swan neck mixer tap along with a Corian worktop. Recessed ceiling lights with additional feature pendant light fittings on dimmer controls to create the perfect atmosphere.

LOUNGE/DINER 21'0" x 15'9" (6.4m x 4.8m)

Estilo flooring flows through, recessed ceiling lights with additional feature pendant light fittings, expansive sliding doors leading to the external space which allow light to flood into this stunning room.

FIRST FLOOR ACCOMMODATION

LANDING/SNUG

A remarkable feature of this unique property is the option of having an upstairs snug which is wired for another TV room/play room. With fitted carpet, window to the side elevation, double 'tilt & turn' French doors with Juliet balcony overlooking the rear garden and recessed ceiling lights.

BEDROOM ONE 13'7" x 15'2" max (4.14m x 4.63m max)

Fitted carpet, double 'tilt & turn' French doors with Juliet balcony overlooking the rear garden, recessed lighting, dressing area, door to en-suite.

EN-SUITE

Elle Decor designed bathrooms, fitted with three piece suite comprising wash hand basin unit, tiled double shower area with rain head shower and glass screen, low-level WC, tiled surround, heated towel rail.

BEDROOM TWO 7'9" x 15'2" (2.36m x 4.63m)

Entrance corridor with hand made Kendall oak wardrobes, two windows to rear elevation, fitted carpet, recessed ceiling lights, door to 'Jack & Jill' en suite.

EN-SUITE

Elle Decor designed bathrooms, fitted with three piece suite comprising wash hand basin unit, tiled double shower area with rain head shower and glass screen, low-level WC, tiled surround, heated towel rail.



BEDROOM THREE 11'5" x 10'2" (3.48m x 3.10m)

Window to front elevation, this room offers hand made Kendall oak wardrobes, fitted carpet, door to 'Jack & Jill' en suite.

BEDROOM FOUR 11'8" x 9'5" (3.55m x 2.87m)

Window to front elevation, fitted carpet, recessed ceiling lights, door to en suite.

EN-SUITE

Elle Decor designed bathrooms, fitted with three piece suite comprising deep panelled, free standing bath, wash hand basin unit and low level WC, tiled surround, heated towel rail, tiled flooring.

EXTERNAL

Bordered by a locally sourced stone wall, the front of the property boasts a sloped driveway leading to the double garage with remote controlled up and over door. Slate covered steps form the approach to the entrance door. The rear of the house offers a secluded, fully enclosed garden area with patio and artificial lawn

GARAGE 16'9" x 19'6" (5.11m x 5.94m)

Electric roller door. Power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. Underfloor heating throughout the ground floor.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

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.



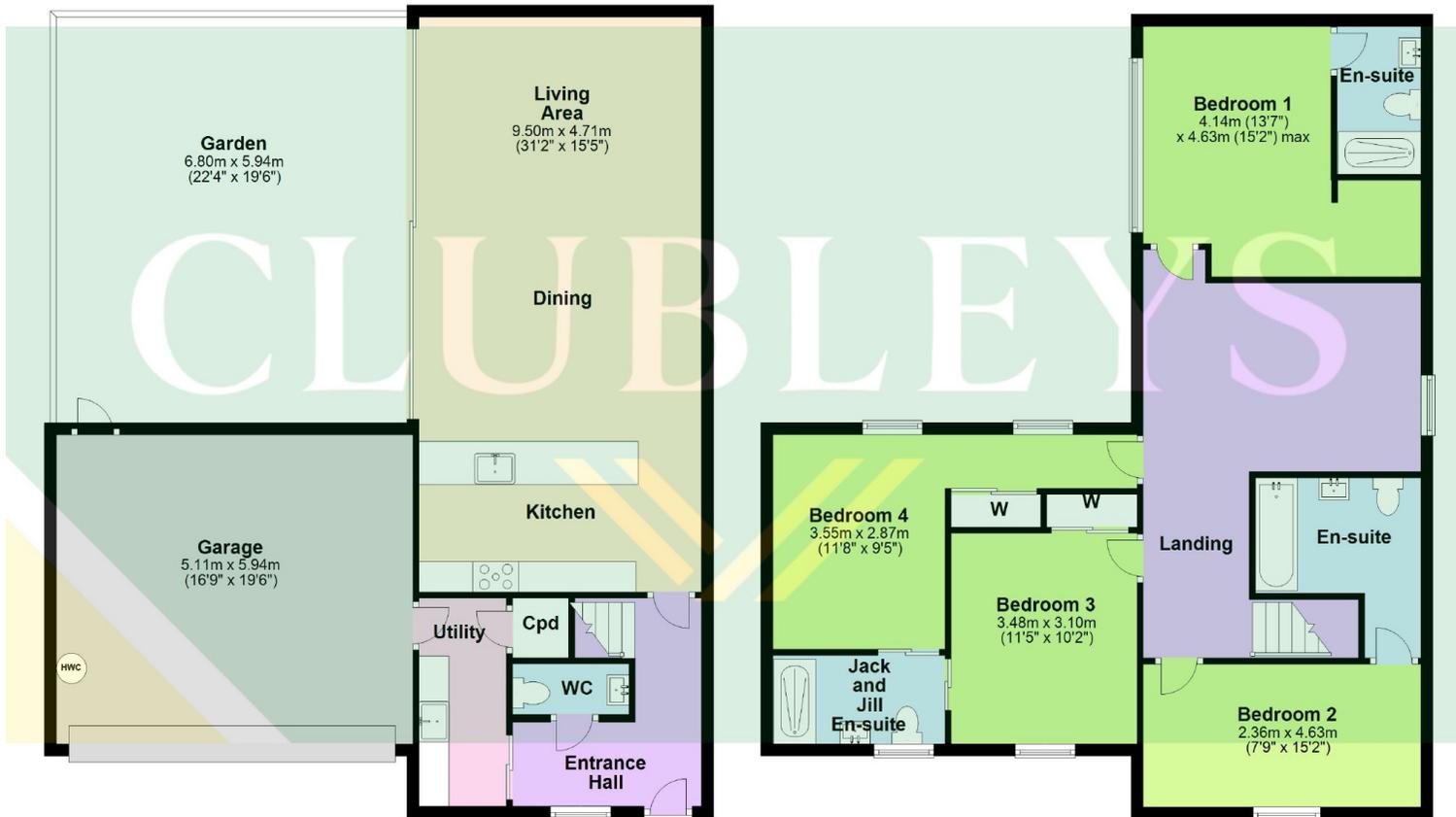


Floor Plan

This plan is for illustrative purposes only

Ground Floor
Approx. 61.7 sq. metres (664.1 sq. feet)

First Floor
Approx. 91.2 sq. metres (981.8 sq. feet)



Total area: approx. 152.9 sq. metres (1646.0 sq. feet)

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

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