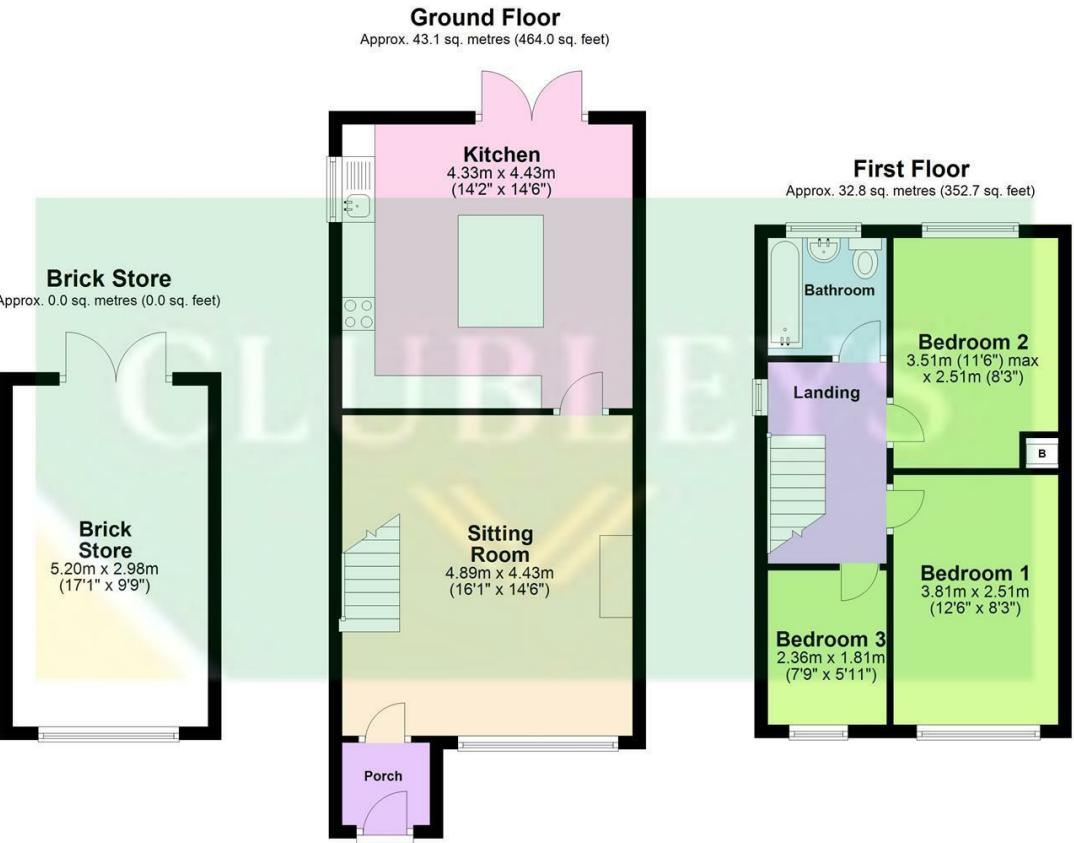




12, Woldgate,
North Newbald, YO43 4TA
£240,000



Total area: approx. 75.9 sq. metres (816.7 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.

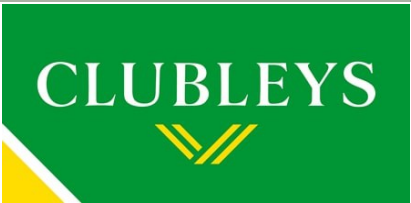
MATERIAL INFORMATION

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>. 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.

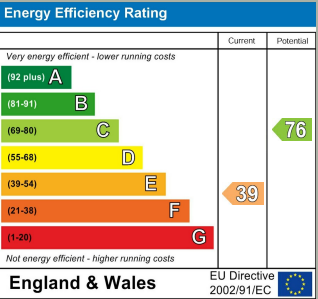
MORTGAGES

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

Behind its attractive frontage lies a beautifully presented home that has been thoughtfully extended to create a superb dining kitchen and stylish living space, offering far more than first impressions suggest.

Beautifully maintained throughout, this three-bedroom semi-detached home is ready to move straight into and is perfectly suited to first-time buyers, young families or those looking to enjoy village life.

The heart of the home is undoubtedly the impressive open-plan dining kitchen, creating a fantastic space for everyday family living and entertaining, complemented by a bright and welcoming living room. Upstairs are three well-planned bedrooms and a contemporary family bathroom.

Outside, the property offers a generous driveway providing ample off-road parking together with an attractive enclosed rear garden, ideal for relaxing or entertaining.

Situated in the highly regarded village of North Newbald, surrounded by the beautiful Yorkshire Wolds, the property enjoys a peaceful setting with excellent access to Market Weighton, Beverley, York and Hull. A stylish, move-in-ready home that must be viewed to fully appreciate everything it has to offer.

Tenure: Freehold. East Riding of Yorkshire Council Band: B



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Tenure: Freehold
East Riding of Yorkshire
Band: B

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THE ACCOMODATION COMPRISES

PORCH

SITTING ROOM

4.89m x 4.43m (16'0" x 14'6")
Multi fuel stove fire set on tiled hearth with brick surround, radiator, stairs leading to 1st floor.

KITCHEN/DINER

4.33m x 4.43m (14'2" x 14'6")
Fitted with a range of wall and base units comprising of single sink drainer unit, integrated hob with extractor hood over and electric oven and grill, microwave, fridge freezer dishwasher, two wine cooler storage, boiler water tap, recess ceiling lights, kitchen island with seating area, patio doors leading to the garden.

FIRST FLOOR ACCOMODATION

LANDING

BEDROOM ONE

3.81m x 2.51m (12'5" x 8'2")
Radiator

BEDROOM TWO

3.51m x 2.51m (11'6" x 8'2")
Cupboard housing boiler, radiator.

BEDROOM THREE

2.36m x 1.81m (7'8" x 5'11")
Recess ceiling lights, radiator

BATHROOM

1.78m x 1.77m (5'10" x 5'9")
Three piece white suite comprising of low flush WC, wash hand basin set in vanity unit, paneled bath with shower over, glass shower screen, recess ceiling lights, towel radiator.

BRICK STORE / FORMERLY GARAGE

Power and light, patio doors leading to rear garden.

OUTSIDE

The property benefits from a generous and well-designed rear garden, mainly paved for low maintenance and featuring a raised decking area with seating, ideal for outdoor dining and entertaining. The space is attractively bordered by established shrubs, creating a private and inviting setting. To the front, the home enjoys a pleasant lawned garden with flowers

and shrubs, along with a long gravelled driveway providing ample off-road parking.

ADDITIONAL INFORMATION

EPC Rating: E

SERVICES

Mains electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

