



A stunningly presented three bedroom link detached property which must be viewed to appreciate this wonderfully upgraded family home. Situated at the heart of the picturesque and sought after Wolds village of North Newbald.

The attractively arranged and immaculate accommodation which has the benefit of central heating and Upvc double glazing briefly comprises entrance hall, cloakroom, kitchen and living room with dining area to the ground floor. There are three bedrooms and luxury bathroom to the first floor. A single garage with utility area and side driveway. There is a front garden offering further parking and an attractively designed walled rear garden.



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.

COVID-19 Viewing Guidance

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

"L" shaped entrance hall provides access to all ground floor rooms. Staircase to the first floor accommodation, vinyl wood effect flooring and coved ceiling. Internal door to garage.

KITCHEN

2.91m x 2.68m (9'7" x 8'10")

Well appointed country style wall and floor units with complementary heat resistant worksurfaces incorporating stainless steel sink unit, electric oven and four ring electric hob having chimney style extractor hood over. Integrated slimline dishwasher, fridge and plinth heater. Tiled splashbacks and slate tiled floor.

LIVING ROOM WITH DINING AREA

5.00m x 4.85m (16'5" x 15'11")

A fantastic room of great proportions, feature fireplace with wood surround and tiled hearth housing a gas coal effect fire. Bay window to front elevation, french patio doors lead onto the patio. Deep understairs cupboard.

CLOAKROOM

Suite comprising low level WC and vanity basin. Vinyl wood effect flooring and coved ceiling.

FIRST FLOOR

LANDING

Hatch to loft space and high level cupboard. Recessed spot lights to ceiling.

BEDROOM ONE

4.23m x 2.97m (13'11" x 9'9")

Range of wardrobes with sliding doors having mirrored insets. Coved ceiling, varnished floor boards and telephone point.

BEDROOM TWO

3.63m x 2.98m (11'11" x 9'9")

TV point.

BEDROOM THREE

2.51m x 1.79m (8'3" x 5'10")

Telephone point.

BATHROOM

Luxury bathroom suite comprising pedestal hand basin, low level WC and panelled bath with plumbed shower over and fitted shower screen. Partially tiled walls, tiled floor, plumbed ladder towel rail and recessed spot lights to ceiling.

OUTSIDE

The front garden has been gravelled to create further off street parking. Mature shrub borders.

Boasting a delightful cottage style southerly facing walled rear garden. Having been thoughtfully designed to include a raised paved patio area adjoining the rear of the property with steps down to the lawn beyond, and extending to a pathway to the rear gate which gives access onto Eastgate. Herbaceous shrub borders. Concealed oil tank and bin store.

GARAGE AND DRIVEWAY

A single attached garage with power and light. Up and over door and personnel door to rear garden. A useful utility area has been created within the garage and is fitted with a sink unit and plumbing for a washing machine.

Blocked paved driveway provides access to the garage and parking.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

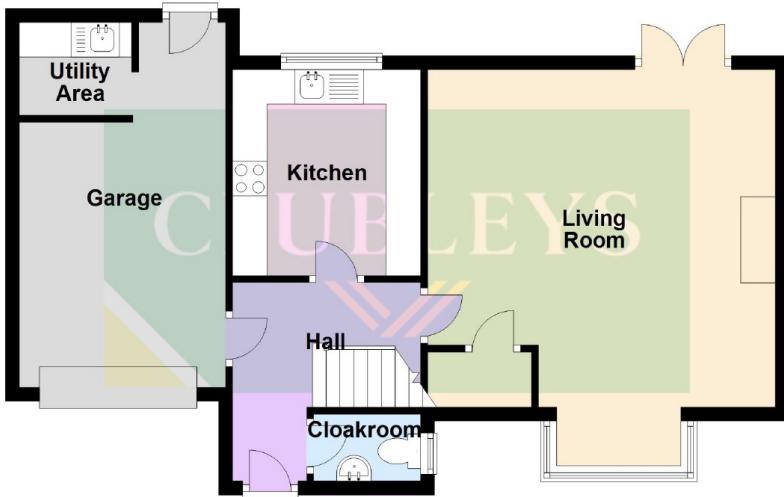
Mains water, electricity and drainage. Oil central heating. Telephone connection subject to renewal.

LOCAL AUTHORITY

East Riding of Yorkshire Council - Band C



Ground Floor



First Floor



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 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.

AGENTS NOTE

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 &
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 mrvvals@dial.pipex.com

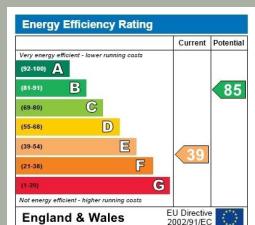
FREE VALUATIONS FOR SALE

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 Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email 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 Services Authority

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