

Residential



The Old Barn, Westgate, North Newbald, East Yorkshire, YO43 4SN

***REVISED GUIDE PRICE: £350,000 (plus fees)**



Description

The old barn is a substantial and attractive stone built building that was converted approximately 30 years ago and provides unique accommodation of approximately 2,000sq ft over two floors. This characterful property is now in need of refurbishment and an opportunity also exists for further development of an adjoining workshop and garage to extend the accommodation provided (subject to planning consent). The property benefits from oil central heating (not tested) and sealed unit double glazing in hardwood frames.

Location

North Newbald is situated at the foot of the Yorkshire Wolds and is a well regarded residential village centred on an expansive village green with local facilities including a fine Norman church, a village hall, two public houses and a primary school. The village is well placed for access to the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

The Accommodation comprises

Ground Floor : Porch, Entrance Hall, Cloakroom, Living Room, Kitchen, Laundry Room

On the First Floor : Landing, Sitting Room, Inner Landing, Master Bedroom, En-Suite Bathroom, En-Suite Dressing Room, Bedroom Two, En-suite Bathroom, Bedroom Three, En-Suite Shower Room

Outside : A gravel drive leads to a rear parking and turning area that also gives access to the adjoining garage and workshop. This large building provides scope for creating additional living space (subject to planning approval). There is also a manageable area of garden and a second outbuilding that provides further storage and potential.

Viewing

Strictly by appointment with the auctioneers on 0845 4009900

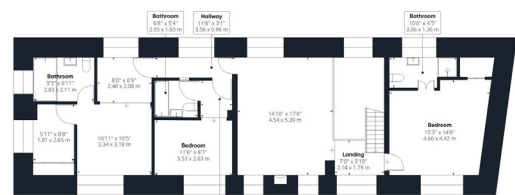
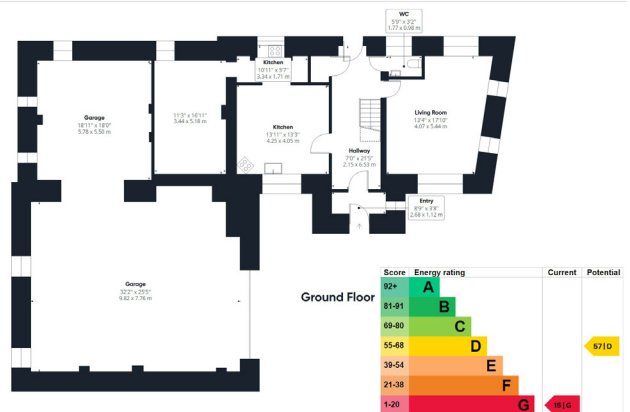
Joint Agents: Dee Atkinson & Harrison.
Tel: 01377 241919

Tenure: Freehold, vacant possession upon completion.

Services: All mains services are believed to be connected but have not been tested.

Solicitors: Lockings Solicitors, York. Tel : 01482 595 100

Dee Atkinson & Harrison



Floor 1

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Additional Fees

Additional Fees (Including VAT) Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.