



19 Monckton Rise, South Newbald, York, East Riding of Yorkshire, YO43 4RX

SIMILAR NEIGHBOURING HOUSES HAVE SOLD FOR BETWEEN £565,000 - £600,000. THIS VERY REALISTIC PRICE REFLECTS THE NEED FOR PURE COSMETIC WORK AND AN EXCITING OPPORTUNITY TO STAMP YOUR OWN STYLE ON THIS BLANK CANVAS



Forming part of a high-end small exclusive development in this Wolds village only a few minutes from the A63/M62. Providing overall accommodation approaching 2,700 square feet providing five bedroom accommodation with three bathrooms. Featuring a superb open plan dining living kitchen plus separate utility room and large living room, integral double garage and triple width parking. The south facing garden backs onto open countryside. A truly exciting opportunity at this no nonsense price. Offered with vacant possession.

## Location

North Newbald lies approximately fifteen miles to the northwest of the centre of the city of Hull and approximately nine miles to the west of the historic market town of Beverley, being set at the foot of a valley within the rolling Wolds landscape. The village has two public houses/restaurants, St Nicholas Church and a primary school. Good road connections allow a convenient link into the A63/M62 motorway network and the city of York lies approximately half an hour to the North West, by car. There are numerous public footpaths and bridle ways in the area from which extensive views are available across the undulating Wolds and the Vale of York.

## Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

### Entrance Hall

With staircase off, understairs storage cupboard plus additional cloaks cupboard.

### Cloakroom And WC

With wash hand basin.





### Living Room

With dual aspect and double French doors to the south facing garden.

### L Shaped Dining Living Kitchen

With double French doors and bi-fold doors taking full advantage of the south facing aspect. The kitchen area has a comprehensive range of floor and wall cabinets in a high gloss finish with centre island unit in stainless steel, inset sink unit. Integrated appliances include oven and hob plus microwave, refrigerator, freezer and dishwasher.

### Utility Room

Fitted in a style to match the kitchen with single drainer sink unit and plumbing for automatic washing machine. Internal access to the double garage.



### First Floor Landing

Large built-in linen cupboard.

### Master Bedroom

Open plan to the walk-in dressing room.

### En-suite Bathroom

Is also open plan to the master bedroom with feature bath, walk-in shower, vanity wash hand basin and low level w.c. with complementing Travertine tiling.

### Bedroom 2

With walk-in dressing room and en-suite shower room which includes shower cubicle, wash hand basin and low level w.c. with complementing Travertine tiling.

### Bedroom 3

### Bedroom 4

With recessed wardrobe.

### Bedroom 5

### Family Bathroom

Includes a four piece suite comprising feature bath, shower cubicle, vanity wash hand basin and low level w.c. with complementing Travertine tiling and heated towel rail.

### Outside

The property stands at the head of the cul de sac with triple width parking in front of a double integral garage 19'5" x 19'9" with twin electrically operated up and over doors. The rear garden borders open countryside and enjoys a south facing aspect with patio and decking area.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Central Heating

The property has a gas fired central heating system.

### Double Glazing

The property has the benefit of sealed unit double glazed windows.

### Tenure

The property is freehold.

### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

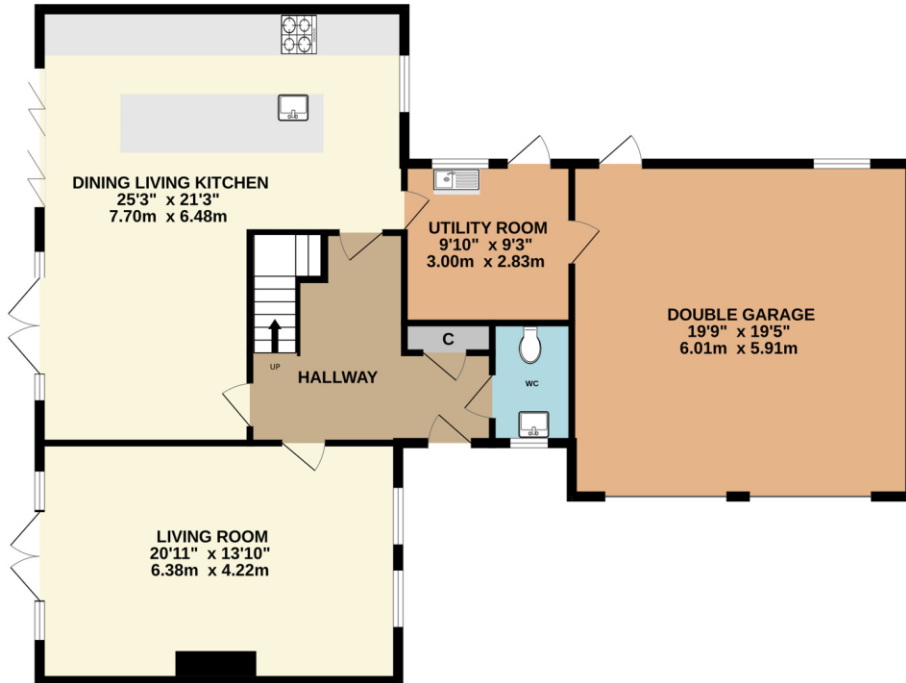
### Viewings

Strictly by appointment with the sole agents.

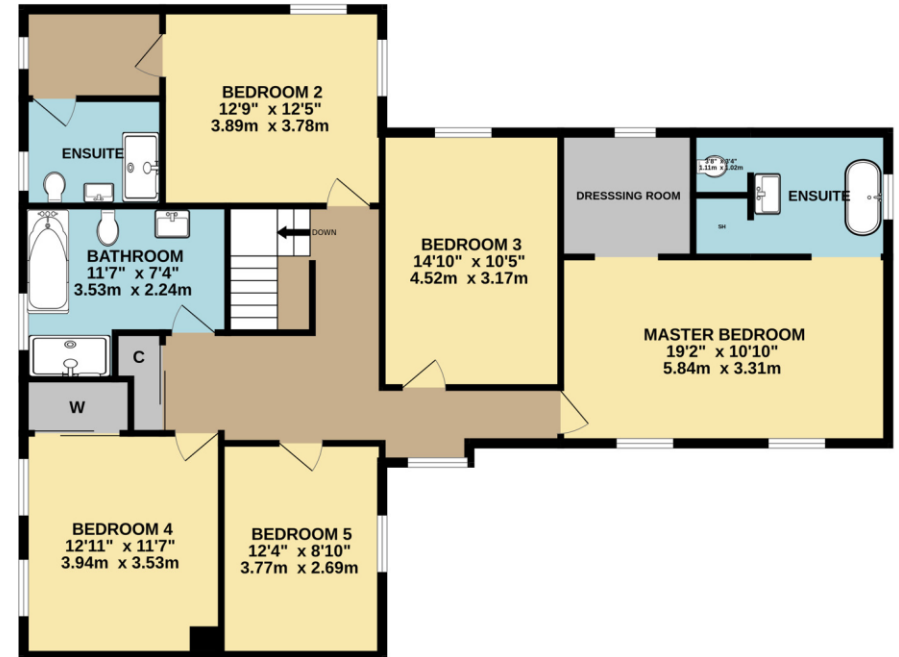
### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

GROUND FLOOR  
1360 sq.ft. (126.3 sq.m.) approx.



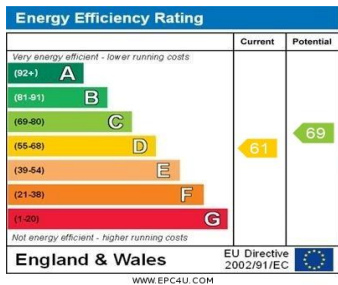
1ST FLOOR  
1322 sq.ft. (122.8 sq.m.) approx.



MONCKTON RISE, SOUTH NEWBALD, YO43 4RX

TOTAL FLOOR AREA : 2682 sq.ft. (249.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

