



Taybell Westgate, North Newbald, York, YO43 4SN

£250,000



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- POPULAR VILLAGE LOCATION
- CONSERVATORY
- OFF STREET PARKING
- AIR SOURCE HEAT PUMP
- COUNTRYSIDE VIEWS
- TWO BEDROOMS
- SOLAR PANELS
- SOUTH FACING REAR GARDEN

Stunning, Low-Maintenance Home with Premium Upgrades in North Newbald, East Riding

Welcome to Taybell, Westgate, North Newbald, a beautifully enhanced home designed for effortless living in an idyllic countryside location. This exceptional property offers top-of-the-line fixtures, brand-new furniture, and state-of-the-art energy-efficient enhancements—ideal for discerning buyers seeking style, comfort, and sustainability.

A Home Upgraded to Perfection

Since purchasing the property, the current owner has invested significantly in high-end upgrades, making this a truly move-in-ready home with exceptional features:

Cutting-Edge Solar Panels (£12,000 investment): Dramatically reduce your electricity bills with this state-of-the-art system, ensuring energy efficiency and long-term savings.

Exquisite Slate Garden (£8,000 investment): A stunning, low-maintenance outdoor space, perfect for relaxation and entertaining without the hassle of extensive upkeep.

Luxurious Conservatory (£20,000 investment): A bright and elegant extension that floods the home with natural light, providing an all-year-round living space to enjoy the



£250,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 12'9" x 6'8" (3.91 x 2.05)
Composite front door with two privacy glass panels, luxury vinyl flooring, five ceiling spotlights, and underfloor heating.

CLOAKROOM WC 6'5" x 3'3" (1.97 x 1.00)
Wood door with brushed steel handles, tiled flooring, wash hand basin with vanity unit and mixer tap, low flush WC, extractor fan.

LOUNGE 13'6" x 11'1" (4.14 x 3.40)
Wood door with brushed steel handles, luxury vinyl flooring, to the Kitchen, uPVC double glazed privacy window with front aspect, uPVC double glazed window with a side aspect, pendant light fitting.

KITCHEN 12'11" x 11'1" (3.94 x 3.40)
Wood and glass panel sliding pocket doors, aluminum double glazed bi-folding doors to the conservatory, luxury vinyl flooring, ten ceiling spotlights, island with four ring electric hob and ceiling extractor above. Integrated appliances include a fridge freezer, oven, and dishwasher, sink with mixer tap.

UTILITY ROOM 6'6" x 6'4" (2.00 x 1.95)
Wood door with brushed steel handles, two ceiling spotlights, luxury vinyl flooring, uPVC double glazed window with rear aspect, wall mounted extractor fan, worktop with base units and drainer sink. Storage cupboard with wood door and brushed steel handles.

CONSERVATORY 12'5" x 9'8" (3.79 x 2.97)
Aluminum and glass construction with folding door to the rear garden.

STAIRCASE / LANDING 13'1" x 6'4" (4.00 x 1.95)
Wooden handrail, carpeted floor, banister with spindles, Velux window and eaves storage.

BATHROOM 8'6" x 6'10" (2.61 x 2.09)
Wood door with brushed steel handles, tiled floor, three ceiling mounted spotlights, Velux window, chrome towel radiator, bath with mixer tap and shower over, low flush WC, wash hand basin with vanity unit.



SUPERIOR BEDROOM

13'6" x 9'3" (4.12 x 2.83)

Wood door with brushed steel handles, luxury vinyl flooring, pendent light fitting, uPVC double glazed window with front aspect, uPVC double glazed window with side aspect, wall mounted radiator.

BEDROOM TWO

10'2" x 8'7" (3.10 x 2.62)

Wood door with brushed steel handles, luxury vinyl flooring, pendent light fitting, uPVC double glazed window with front aspect, wall-mounted radiator, storage cupboard/wardrobe with wood door and brushed steel handles.

EXTERNAL

To the front a wall with a side path and a wooden gate to the rear garden. To the rear, a slate patio garden and wooden fence surround with gravel border and gate to rear parking spaces.

AGENTS NOTE

Solar panels on the roof.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans

