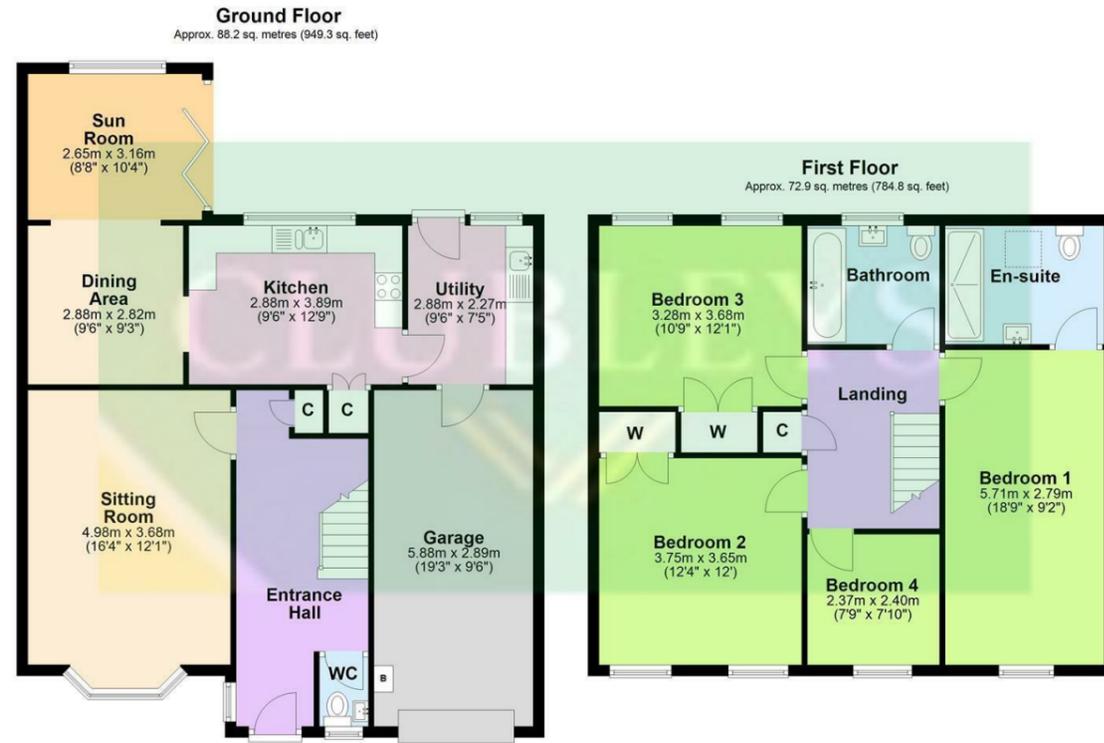




48, Eastgate,
North Newbald, YO43 4SD
£425,000



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Situated in a sought-after village setting, this charming four-bedroom semi detached family home enjoys a lovely non-estate position with a generous driveway, lawned frontage, and the picturesque village stream running along the boundary. The heart of the home is the stunning kitchen, dining and sun room, beautifully light with a Velux window, bi-fold doors to the garden, fitted seating and a multi-fuel stove, creating an inviting space perfect for all seasons. Complementing this is a spacious sitting room with a bay window and feature stove, as well as a handy utility room with access to both the garden and garage. The welcoming entrance hall is filled with natural light and includes a downstairs WC. Upstairs there are four well-proportioned bedrooms, one with a light, modern en-suite shower room, along with a modern family bathroom. Outside, the rear garden is thoughtfully landscaped with a sunny patio seating area, steps up through colourful planting to a raised lawn, all enclosed by fencing for privacy. With its combination of character, space and an enviable setting, this is a home that truly has it all.

East Riding of Yorkshire Council Band: D Tenure: Freehold

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.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, fitted wooden shutters, stairs to first floor, fitted cupboard, wood flooring, radiator.

WC

Two piece white suite comprising low flush W.C. and wash hand basin set on vanity unit with chrome mixer tap and tiled splash back, tiled floor.

SITTING ROOM

4.98m x 3.68m (16'4" x 12'0")

Feature multi fuel stove set on stone hearth with wooden mantle, bay window, part panelled walls, radiator, TV aerial point.

KITCHEN

2.88m x 3.89m (9'5" x 12'9")

Fitted with a range of wall and base units comprising butcher block-style work surfaces, a 1.5 bowl ceramic sink unit with chrome mixer tap, an electric double oven with electric hob and extractor hood over, and an integral dishwasher. The kitchen also features partially tiled walls, a tiled floor, a fitted cupboard, and recessed ceiling lights.

DINING AREA

2.88m x 2.82m (9'5" x 9'3")

The room features fitted corner seating with useful storage beneath, a vertical radiator, and wood flooring

SUN ROOM

2.65m x 3.16m (8'8" x 10'4")

Feature multi-fuel stove with tiled hearth, fitted wooden shutters, recessed ceiling lights, wood flooring, a Velux window, and bi-fold doors leading to the garden.

UTILITY

2.88m x 2.27m (9'5" x 7'5")

Fitted with base units comprising butcher block style work surface, stainless steel sink unit with chrome mixer tap, fitted shelving, plumbing for automatic washing machine, partially tiled walls, tiled floor, recessed ceiling lights, radiator, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to roof space, fitted cupboard.

BEDROOM ONE

5.71m x 2.79m (18'8" x 9'1")

Vertical radiator, recessed ceiling lights, TV aerial point.

EN SUITE

Three piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, large walk in shower, tiled floor, partially tiled walls, Velux window, extractor fan, recessed ceiling lights, feature exposed beam.

BEDROOM TWO

3.75m x 3.65m (12'3" x 11'11")

Fitted wardrobe, radiator x 2.

BEDROOM THREE

3.28m x 3.68m (10'9" x 12'0")

Part panelled walls, fitted wardrobe, radiator.

BEDROOM FOUR

2.37m x 2.40m (7'9" x 7'10")

Radiator.

BATHROOM

Three piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, bath with shower over and shower screen, partially tiled walls, recessed ceiling lights, extractor fan, chrome heated towel rail.

OUTSIDE

The property is complemented by delightful gardens both front and rear. At the front, a generous driveway and lawned area create a welcoming approach, with the charming village stream running along the boundary. A side gate provides access from the front to the rear garden. The rear garden has been thoughtfully landscaped, featuring a sunny patio seating area, steps leading up through colourful planting to a raised lawn, and is fully enclosed by fencing, providing a private and peaceful outdoor space perfect for relaxing or entertaining.

GARAGE

5.88m x 2.89m (19'3" x 9'5")

Electric roller door, floor standing oil fired central heating boiler, power and light.

ADDITIONAL INFORMATION**APPLIANCES**

No appliances have been tested by the Agent.

SERVICES

Mains electricity, drainage and water. Oil fired boiler.

