



Tucked away in a quiet corner, this extended four-bedroom link-detached family home offers a wonderful sense of space, comfort, and charm. Lovingly maintained by the current owners for over 40 years, it's clear this is a much-loved and well-cared-for home. The accommodation is ideal for family living, featuring a welcoming entrance hall, a spacious dual-aspect sitting room with patio doors to the garden, and a bright, characterful dual-aspect dining room with wooden flooring and a feature fireplace. The generous breakfast kitchen includes ample storage and a lovely breakfast area, perfect for informal dining. Upstairs, there are four well-proportioned bedrooms, a separate office, an en-suite shower room, and a family bathroom. Set on a superb, established plot, the rear garden is a true highlight, with a mix of paved and lawned areas, raised flower beds, mature trees, shrubs, and sunny seating spots throughout the day. The front garden also offers lawn and seating areas, while a block-paved driveway provides excellent parking for three cars and access to the garage. This is a rare opportunity to purchase a warm, spacious, and inviting family home in a sought-after setting.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D

North Newbald has a selection of facilities including a Church and village hall, a primary school and 2 public houses, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, tiled flooring, radiator, stairs leading to first floor accommodation.

**WC**

Two piece suite comprising low flush WC, wash hand basin, tiled flooring, partially tiled walls, radiator.

**KITCHEN/BREAKFAST ROOM**

6.65m x 6.66m (21'9" x 21'10")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Electric oven, Neff induction hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher. Tiled flooring, partially tiled walls, two radiators, recessed ceiling lights. Understairs pantry/cupboard, rear entrance door. Floor standing oil fired central heating boiler.

**DINING ROOM**

5.68m x 2.97m (18'7" x 9'8")

Original capped off open fire with decorated tiles, wood flooring, two radiators, ceiling coving.

**SITTING ROOM**

5.71m x 4.20m (18'8" x 13'9")

Coal effect electric fire with decorative tiles, wooden surround and tiled hearth. Two radiators, ceiling coving, tiled floor, patio doors leading to rear garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space, airing cupboard housing hot water cylinder.

**BEDROOM ONE**

4.27m x 2.91m (14'0" x 9'6")

Radiator, fitted wardrobes, ceiling coving.

**ENSUITE SHOWER ROOM**

Three piece suite comprising walk in shower cubicle, low flush WC and wash hand basin set in vanity unit with tiled splashback. Chrome ladder style towel radiator, recessed ceiling lights, extractor fan.

**BEDROOM TWO**

3.03m x 4.18m max (9'11" x 13'8" max)  
Radiator, fitted wardrobes, ceiling coving.

**BEDROOM THREE**

2.58m max x 4.18m (8'5" max x 13'8")  
Radiator, fitted wardrobes, ceiling coving.

**BEDROOM FOUR**

2.55m x 2.06m (8'4" x 6'9")  
Radiator, ceiling coving.

**OFFICE**

2.15m x 1.68m (7'0" x 5'6")  
Radiator.

**BATHROOM**

Three piece white suite comprising Pshape bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit. Tiled flooring, partially tiled walls, chrome ladder style towel radiator.

**OUTSIDE**

Set on a superb, established plot, the rear garden is a true highlight, with a mix of paved and lawned areas, raised flower beds, mature trees, shrubs, and sunny seating spots throughout the day. The front garden also offers lawn and seating areas, while a block-paved driveway provides excellent parking and access to the garage.

**GARAGE**

Up and over door, rear door, power and light.

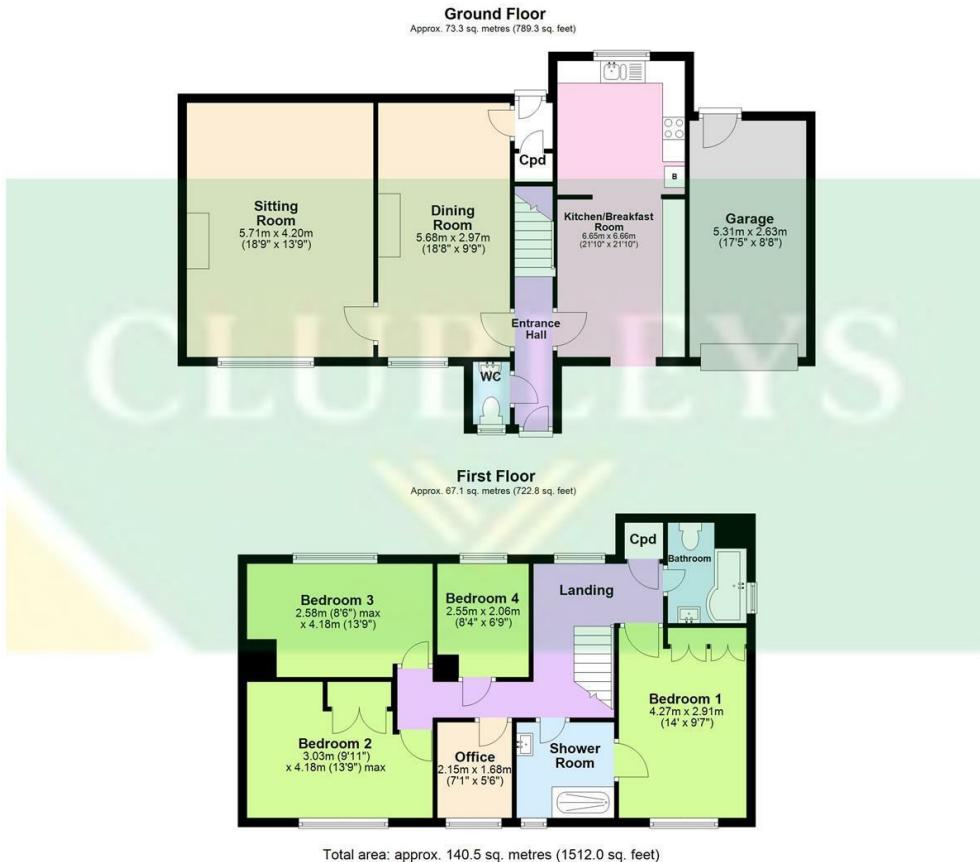
**ADDITIONAL INFORMATION****SERVICES**

Mains water, oil, electricity, and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.





#### 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](mailto: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	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.