

2, School Rise,
North Newbald, YO43 4FB
Offers In The Region Of £530,000



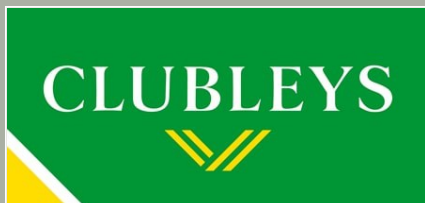
ABOUT THE PROPERTY

**** VIDEO TOUR AVAILABLE**** Enjoying an exceptional elevated position at the head of the close, with uninterrupted countryside views across the Yorkshire Wolds, this impressive four-bedroom detached family home is a true showcase of Hogg's renowned build quality and attention to detail. Originally chosen off-plan by the current owners for its enviable outlook and premium plot, the property has been thoughtfully enhanced over the years, including the recent purchase of an additional 60ft of garden, now beautifully landscaped with fruit trees and generous seating areas designed to take full advantage of the open views. Inside, the home offers spacious, beautifully presented accommodation throughout. A welcoming entrance porch opens into a large hallway with a galleried landing above, currently used as a versatile office space. The ground floor features a light-filled sitting room with an Inglenook fireplace and multifuel stove, a formal dining room, and a superb open-plan living kitchen with integrated appliances, leading directly to a utility, boiler room, and double garage. Upstairs, four well-proportioned bedrooms include a main bedroom with a larger-than-average en-suite, alongside a stylish family bathroom. Exposed beams add character throughout. Outside, the rear garden extends to approximately 124ft, creating an extensive and private outdoor space complete with a raised patio, garden room with WiFi connection, and uninterrupted views over open countryside. To the front, a block-paved driveway and double garage complement the neat lawn and established planting. This is a beautifully maintained, high-quality home in an idyllic setting, combining the craftsmanship of a premium Hogg build with outstanding views and a thoughtfully extended garden.

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







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THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Front entrance door, slate floor, double doors to hallway, radiator.

HALLWAY

Stairs to first floor, Oak wood flooring, radiator, double doors to Sitting Room, double doors to Dining Room.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, part tiled walls, Oak wood flooring, radiator.

SITTING ROOM

5.67m x 3.62m (18'7" x 11'10")

Feature brick Inglenook fireplace, multi fuel stove, wall light points, T.V. aerial point, two radiators.

DINING ROOM

3.40m x 3.62m (11'1" x 11'10")

Double doors to garden, Oak wood flooring, wall light points, T.V. aerial point.

OPEN PLAN LIVING KITCHEN

5.99m x 5.92m max (19'7" x 19'5" max)

Fitted with a range of wall and base units comprising granite work surfaces, induction hob, extractor hood over, eye level double electric oven, 1.5 bowl ceramic sink unit, chrome mixer taps, integrated dishwasher, integrated fridge, integrated freezer, recessed ceiling lights, part tiled walls, tiled floor, T.V. aerial point, two radiators, rear entrance door to garden.

UTILITY/BOILER ROOM

Fitted with a range of wall and base units, floor standing oil fired central heating boiler, integral door to garage, tiled floor, side entrance door.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Spacious landing currently utilised as an office area, access to roof space, fitted cupboard housing hot water cylinder.

BEDROOM ONE

4.98m x 4.88m max (16'4" x 16'0" max)

Fitted cupboard, radiator, T.V. aerial point.

EN SUITE

Four piece suite comprising low flush W.C., pedestal

wash hand basin, large step in shower cubicle, corner bath, shower attachment, part tiled walls, towel radiator, recessed ceiling lights, shaver point, extractor.

BEDROOM TWO

4.08m x 2.92m (13'4" x 9'6")

Radiator, T.V. aerial point.

BEDROOM THREE

4.42m x 3.41m (14'6" x 11'2")

Radiator, T.V. aerial point.

BEDROOM FOUR

3.56m x 3.18m (11'8" x 10'5")

Radiator, T.V. aerial point.

BATHROOM

Four piece suite comprising low flush W.C., wash hand basin set in vanity unit, step in shower cubicle, corner bath, shower attachment, part tiled walls, recessed ceiling lights, shaver point, extractor, radiator.

OUTSIDE

Outside, the 124ft rear garden is a real highlight, thoughtfully landscaped with a block-paved seating area, raised patio with garden room, and extensive lawn backing onto open fields. To the front, there is further lawn with established planting and a block-paved driveway leading to the double garage.

GARDEN ROOM

4.25m x 2.75m (13'11" x 9'0")

Double sliding door leading to garden, T.V. aerial point, radiator, wall light points.

GARAGE

5.30m x 5.27m max (17'4" x 17'3" max)

Electric roller shutter door, power and light, fitted with a range of base units, work surfaces and shelving.

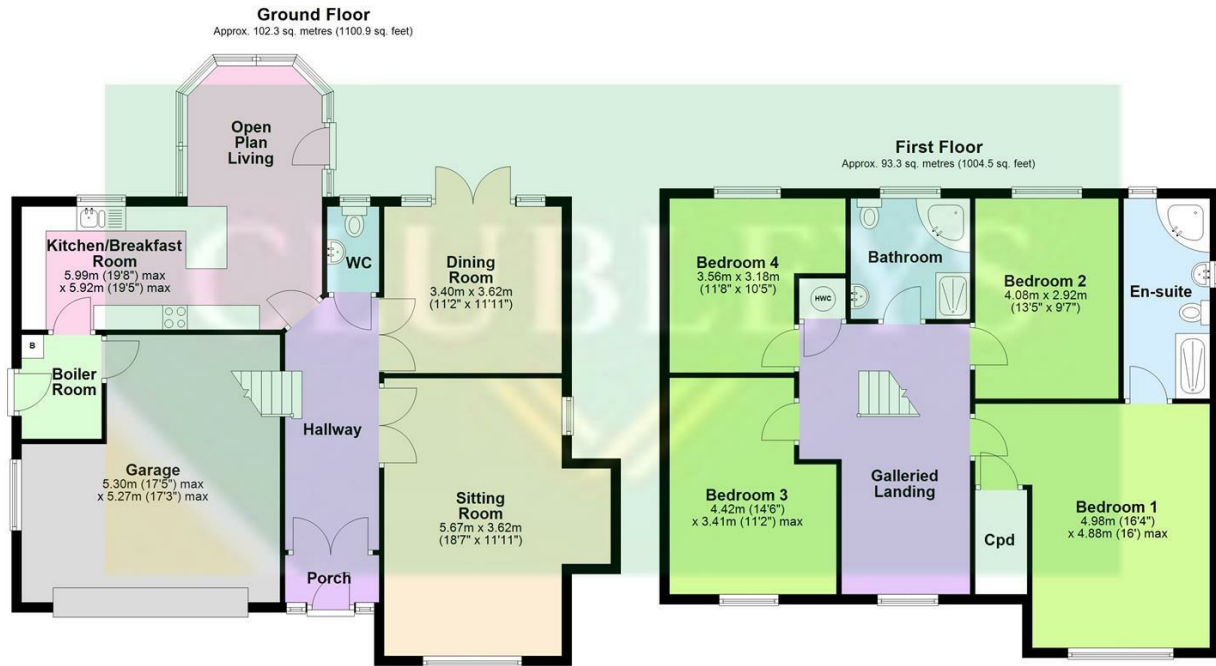
SERVICES

The property has the benefit of mains water, electricity and drainage. Oil fired boiler.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 195.6 sq. metres (2105.4 sq. feet)

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.

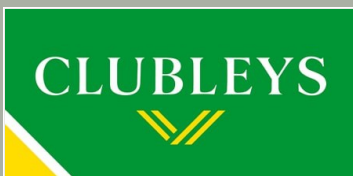
MORTGAGES

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.

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(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.