

Total area: approx. 63.1 sq. metres (678.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

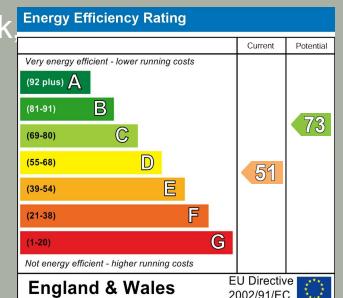
PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.

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



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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.



An end of terrace house that forms part of a small courtyard development of similar cottage style properties within this popular and picturesque village. The accommodation which is arranged over two floors briefly comprises entrance hall, cloakroom, sitting room, kitchen, two bedrooms and bathroom. There is an enclosed paved courtyard garden to the rear providing an attractive seating area and considerable privacy. A side gate provides access to the side and front. To the front of the house is a allocated parking space, visitor parking also available. The property has electric heating and is fully double glazed. NO CHAIN involved.

**LOCATION**

North Newbald is situated at the foot of the Yorkshire Wolds, very popular with walkers being next to the Wolds Way. There are two pubs at the heart of the village overlooking the village green. The village also has a well regarded primary school, sports field, park and a village hall that holds regular events and is available for hire for private functions. North Newbald is ideally located between Market Weighton and South Cave which boast many amenities including supermarkets, doctors surgeries, dentists, schools and sporting facilities 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 floor, radiator and fitted cupboard.

CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin with tiled splash back. Tiled floor and radiator.

KITCHEN

2.82 x 2.82 max (9'3" x 9'3" max)
 Range of wall and floor units having complementary work surfaces incorporating one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, electric oven and hob with hood over. Partially tiled walls, tiled floor and radiator.

SITTING ROOM

4.93 max x 3.44 (16'2" max x 11'3")
 Feature fire surround having electric inset fire and wood surround. Radiator, TV aerial outlet, telephone point, Stairs to the first floor with cupboard under. Patio Doors to the rear garden.

FIRST FLOOR**LANDING**

Radiator and hatch providing access to the loft space.

BEDROOM ONE

3.92 x 3.46 (12'10" x 11'4")
 Radiator and airing cupboard housing hot water cylinder.

BEDROOM TWO

2.85 x 2.68 (9'4" x 8'10")
 Radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Partially tiled walls, radiator and extractor fan.

OUTSIDE

There is an enclosed paved courtyard garden to the rear providing an attractive seating area and considerable privacy. A side gate provides access to the side and front of the house. To the front of the house is a allocated parking space.

ADDITIONAL INFORMATION

East Riding of Yorkshire Council BAND B

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

