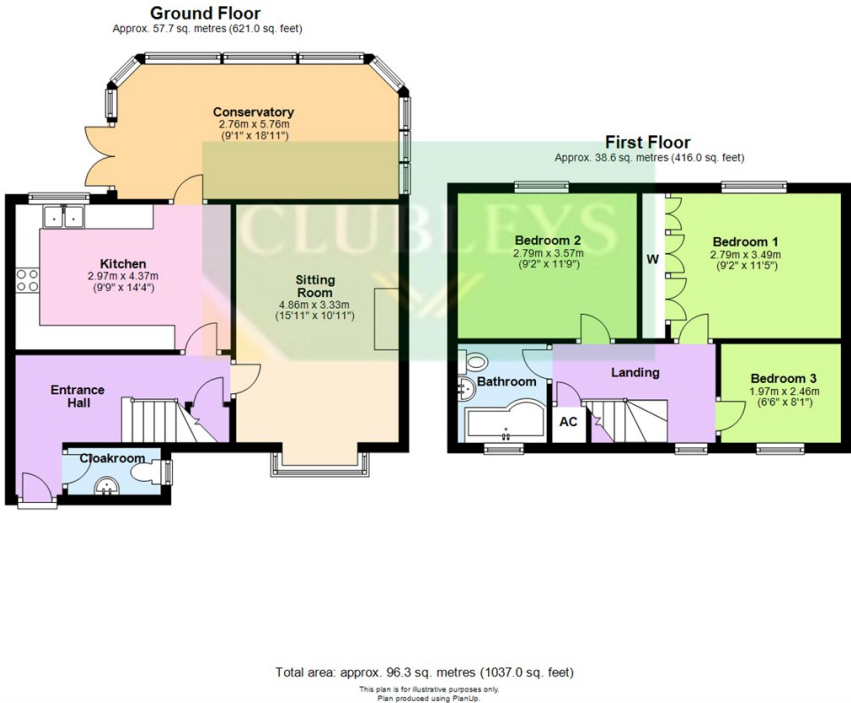




61, Eastgate,
North Newbald, YO43 4SD
£250,000



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

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

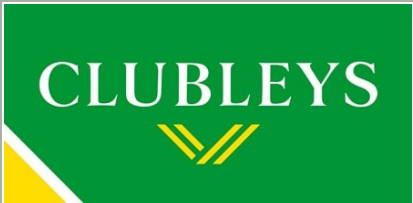
FREE VALUATIONS FOR SALE

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.

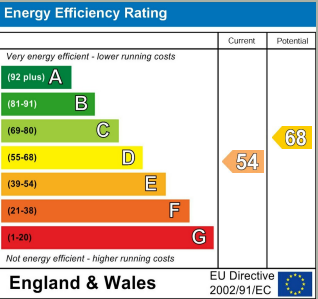
MORTGAGES

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.



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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.



This deceptively spacious three bedroom link detached house has been lovingly maintained by its current owners boasting modern neutral tones throughout. The roomy entrance hall leads to a stylish kitchen diner with sleek under unit lighting, and a bright window paned rear door leads to the conservatory overlooking the rear garden. The sitting room with cosy stove observes both front and rear.

There is also the convenience of a downstairs cloakroom.

Upstairs are two double bedrooms with fitted wardrobes to the master, a third bedroom, and a family bathroom. Outside the enclosed rear garden is mostly laid to lawn with a succulent apple tree, and also benefits from a paved patio making this beautiful space perfect for the whole family to enjoy. Off road parking to the front of the property leading to the garage. Tenure: Freehold. Council tax band: C



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front entrance door, stairs leading to the first floor with cupboard under, dado rail, ceiling coving, laminate flooring, part panelled walls.

WC

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit, ladder style radiator, tiled floor, recessed ceiling lights, part panelled walls.

SITTING ROOM

4.86m x 3.33m (15'11" x 10'11")
Stove fireplace, dado rail, ceiling coving, telephone point, TV aerial outlet, solid oak flooring, two radiators.

KITCHEN

2.97m x 4.37m (9'8" x 14'4")
Fitted with a range of wall and base units incorporating work surfaces, larder unit, 1.5 bowl stainless steel sink unit, electric oven with ceramic hob and cooker hood over, plumbed for automatic washer, integrated dishwasher, ceiling coving, TV aerial outlet, radiator, stable door to conservatory.

CONSERVATORY

2.76m x 5.76m (9'0" x 18'10")
Pvc double glazed windows, insulated roof, Pvc French doors to rear garden, power points, radiator, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Electric panel radiator, hatch to roof space, dado rail, ceiling coving, storage cupboard, part panelled walls.

BEDROOM 1

2.79m x 3.49m (9'1" x 11'5")
Fitted wardrobes to one wall, solid oak flooring, radiator, power points, TV aerial outlet, ceiling coving.

BEDROOM 2

2.79m x 3.57m (9'1" x 11'8")
Ceiling coving, power points, TV aerial outlet, radiator.

BEDROOM 3

1.97m x 2.46m (6'5" x 8'0")
Power points, radiator, TV aerial outlet.

BATHROOM

Modern three piece white suite comprising low flush WC, pedestal wash hand basin, P shaped bath with shower over and shower screen, solid oak flooring, tiled walls, recessed ceiling lights, extractor fan, chrome ladder radiator, laminate flooring.

OUTSIDE

There is ample parking to the front of the house providing access to a single garage. The rear garden incorporates a paved patio area directly adjacent to the house with steps up to the lawn.

GARAGE

Up and over door, power and light, oil fired Grant central heating boiler.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

