



This immaculate and stylish four-bedroom semi-detached family home, enhanced throughout by its current owners, blends modern living with charming country flair. Set in the picturesque village of North Newbald, the property offers well-balanced accommodation comprising an inviting entrance hall with stairs to the first floor and a separate cloaks/WC. The sitting room to the front features a beautiful open fire with decorative tiling and flows seamlessly into the dining room, where French doors open onto a private, well-maintained rear garden. The extended kitchen offers ample workspace, room for a dining table, and creates the perfect social hub of the home. Upstairs are four generously sized bedrooms and a modern family bathroom. Outside, the rear garden has been thoughtfully landscaped with an array of well-stocked flowers and shrubs, a paved seating area, and a lawn, all enclosed by fence boundaries. The front garden is also lawned and complemented by a block-paved driveway and access to a useful store, formerly the garage. A truly exceptional home in a sought-after village location.

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, radiator, ceiling coving, dado rail, laminate flooring, telephone point, fitted cupboard, stairs leading to first floor.

CLOAKROOM

Two piece white suite, comprising low flush WC, pedestal wash hand basin with tile splash back, laminate flooring, recessed ceiling lights, chrome heated towel rail.

SITTING ROOM

4.91m x 3.92m (16'1" x 12'10")

Open fire with decorative tiled inset and hearth with wood surround and mantle, TV aerial point, radiator, dado rail, ceiling coving.

DINING ROOM

3.42m x 3.02m (11'2" x 9'10")

Radiator, ceiling coving, dado rail, PVC French doors to the garden.

KITCHEN/DINER

3.47m x 4.94m (11'4" x 16'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, plumbing for automatic washer, integrated dishwasher, integrated fridge/freezer, part tiled walls, recess ceiling light, extractor hood, ceiling coving, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

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

BEDROOM 1

3.94m x 2.97m (12'11" x 9'8")

Radiator, ceiling coving, picture rail, fitted wardrobe to one wall.

BEDROOM 2

3.85m x 2.18m (12'7" x 7'1")

Radiator, Ceiling coving, picture rail.

BEDROOM 3

2.95m x 2.68m (9'8" x 8'9")

Radiator, ceiling coving, fitted cupboard.

BEDROOM 4

2.48m max x 2.89m (8'1" max x 9'5")

Radiator, ceiling coving, fitted wardrobe to one wall.

BATHROOM

Three piece white suite comprising paneled bath with shower over shower screen and mixer tap shower attachment, wash hand basin set in vanity unit, low flush WC, fully tiled walls, recess ceiling lights, tiled floor, ceiling coving, extractor fan.

OUTSIDE

Outside, the rear garden has been thoughtfully landscaped with an array of well-stocked flowers and shrubs, a paved seating area, and a lawn, all enclosed by fence boundaries. The front garden is also lawned and complemented by a block-paved driveway and access to a useful store, formerly the garage.

STORE

2.38m x 3.07m (7'9" x 10'0")

Formerly the garage, up and over door, power and light, rear PVC door to the garden.

ADDITIONAL INFORMATION**SERVICES**

The property benefits from mains water, electricity, drainage, and an air source heat pump. An energy-efficient system that extracts heat from the air to help reduce heating costs.

APPLIANCES

No appliances have been tested by the agent.

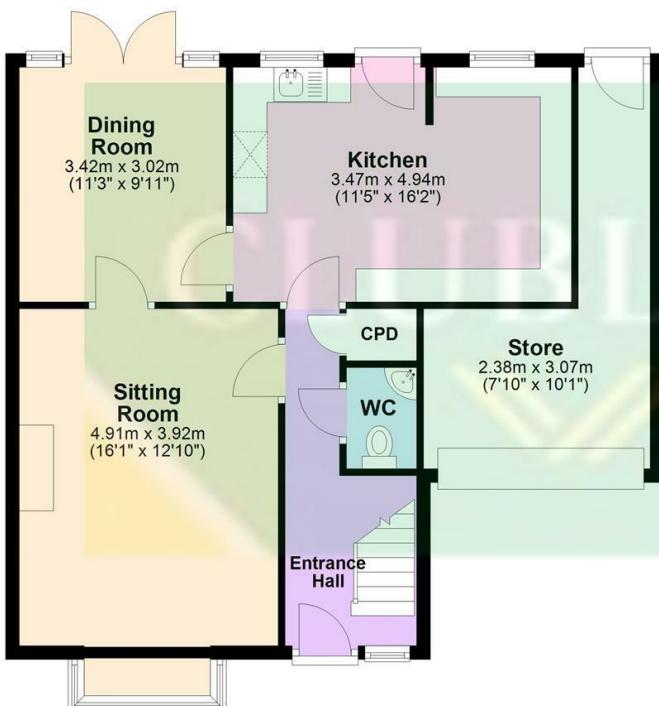
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Ground Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 120.5 sq. metres (1297.3 sq. feet)

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	67
		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.