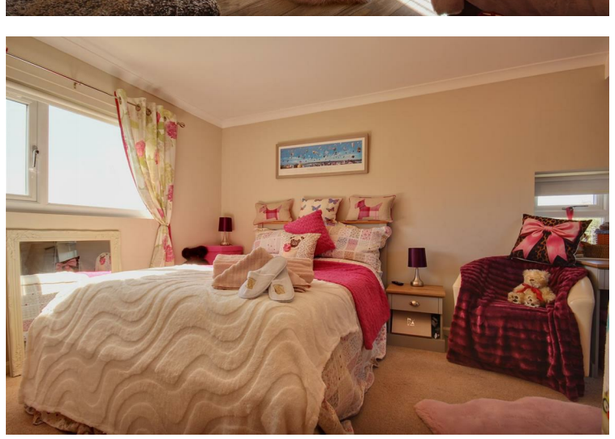
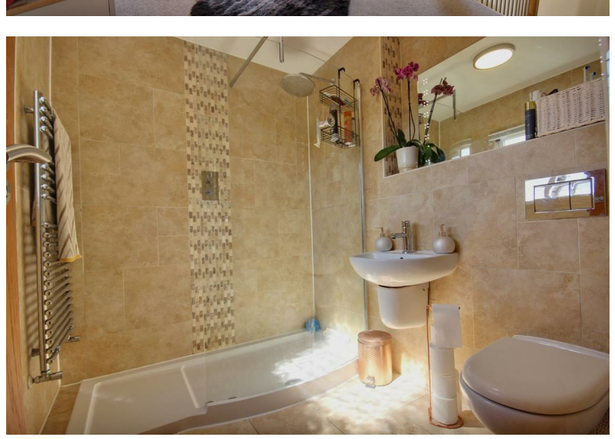

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Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

Sandalgrove Townside Road, North Newbald, York YO43

£475,000

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- Flexible with a layout of up to 6 bedrooms
- 3 reception rooms & 3 bathrooms
- Generous Southerly facing garden
- Fabulous Wolds village location
- Off-street parking and large single garage
- Boiler replaced approx. 1 year ago
- Attractively presented throughout
- EPC Rating: E
- Council Tax Band: D

This recently extended and remodelled village home provides an exceptional level of versatility, making it a compelling choice for a variety of lifestyles. With the addition of first-floor bedrooms, the property now offers up to six bedrooms and three bathrooms, ensuring the layout is as practical as it is spacious.

The interior design thoughtfully accommodates those seeking single-storey living via a ground-floor bathroom, while also providing the alternative of a sizeable master suite on the first floor complete with its own en-suite shower room. Positioned on an expansive plot within a highly desirable East Yorkshire Wolds village, the home enjoys pleasant views to both the front and rear.

The outdoor space is a particular highlight, featuring a superb, southerly-facing garden that has been recently landscaped to a high standard. Practical features include ample off-street parking and a large single garage.

LOCATION

The property is located on Townside Road close to its junction with Galegate and Newbald Village Hall.

North Newbald is situated at the foot of the Yorkshire Wolds and is a well-regarded residential village centred on an expansive village green and lying just off the A1034 which links the M62 with Market Weighton, Pocklington and York. Local facilities including a fine Norman church, a village hall, two public houses and a primary school. A broader array of amenities can be found in the small market town of Market Weighton with shops, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
18'9" x 7'3" (5.72m x 2.21m)
Accessed through French doors and with a further window to one side, the wide and welcoming entrance hall runs front to back in the property with a uPVC door providing access to the patio area of the rear garden. Porcelain tiled floor and a utility cupboard housing the recently refitted oil fired boiler (approx. 1 year old).

LIVING ROOM
18' x 12'` (5.49m x 3.66m`)
A beautiful room, Southerly facing and overlooking the rear garden and with French doors opening out onto the patio area. A wood burning stove is set in a fireplace with granite hearth and oak mantel above. Further window to one side.

DINING KITCHEN
23' x 9'10" (7.01m x 3.00m)
Offering a generous range of wall and base storage units with oak fronts and granite laminate work surfaces, built-in matching breakfast bar, stainless steel one and a half bowl sink and drainer, four ring induction hob with extractor over, double oven, washing machine, integrated fridge and freezer. Engineered oak flooring, two windows to the front elevation and stairs to the first floor accommodation with galleried landing above.

SNUG/BEDROOM 5
10' x 12' (3.05m x 3.66m)
Offering flexibility of use and with laminate flooring and a window to the rear elevation.

BEDROOM 2
11'10" x 12' (3.61m x 3.66m)
An attractive dual aspect room positioned to the rear of the property and with built-in wardrobes.

BEDROOM 3
8'10" x 9'10" (2.69m x 3.00m)
A dual aspect room with laminate flooring.

BATHROOM
8'10" x 6'9" (2.69m x 2.06m)
Four piece sanitary suite comprising corner shower enclosure, close coupled w.c., vanity hand wash basin and panelled bath, fully tiled walls and floor, heated towel rail and window to the front elevation.

FIRST FLOOR

GALLERIED LANDING
Overlooking the dining area of the kitchen and with a Velux window to the front elevation.

BEDROOM 1
17'4" x 10'10" (5.28m x 3.30m)
An attractive triple aspect room with a range of built-in wardrobes including bedside units. The property has extensive views over the village into the Yorkshire Wolds.

EN-SUITE SHOWER ROOM
5'9" x 7' (1.75m x 2.13m)
Three piece sanitary suite comprising walk-in shower enclosure, wall hung hand wash basin, back to the wall w.c., fully tiled walls and window to the rear elevation.

BEDROOM 4
17'4" x 10'7" reducing to 7'5" (5.28m x 3.23m reducing to 2.26m)
A dual aspect room with built-in cupboard.

STUDY/BEDROOM 6
11'10" x 6'7" (3.61m x 2.01m)
Window to the rear elevation.

BATHROOM
7'2" x 6'10" (2.18m x 2.08m)
Three piece sanitary suite comprising back to the unit w.c., modern P-shaped bath with shower over, vanity hand wash basin, fully tiled walls and Velux window to the front elevation.

OUTSIDE
The property is set back from Townside Road with a landscaped garden to the front which has been designed for ease of maintenance with the flower borders lying under stone chippings and with a Yorkstone path being an attractive feature which links two parking spaces.

On the Western side of the property is a brick sett driveway which leads up to the garage and on the East a block sett drive which leads up to double vehicular gates which lead under a carport and can provide for extra parking should this be required. There is also an EV charger located by the garage.

GARAGE
22'3" x 9'1" (6.78m x 2.77m)
Garage with up-and-over door to the front and courtesy door to the rear providing access to the rear garden. Supplied with light and power.

REAR GARDEN
The rear garden is of a generous size for a property of this type and importantly has a Southerly aspect. Recently landscaped, there is a large central lawn which is bisected by a pathway which links two patio seating areas. These areas have been designed to make the most of the sun with one accessed directly off the living room and a further one to the rear corner which makes the most of the afternoon and late evening sun. Within the garden there is a log store and summerhouse and for convenience an outdoor toilet with w.c. and hand wash basin.

SERVICES
Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING
The property benefits from an oil fired central heating system with the boiler having been replaced approx. 1 year ago.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

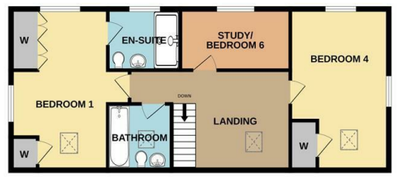
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.