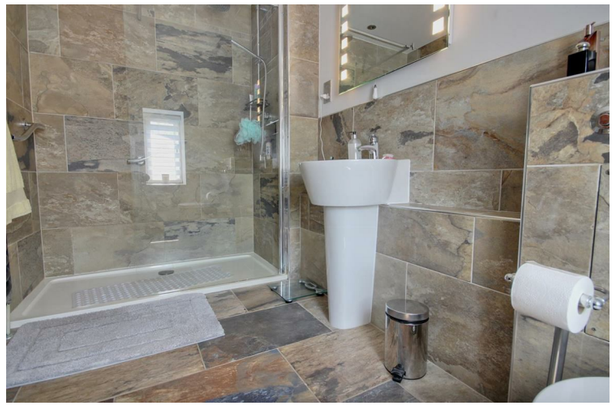

Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
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Eastgate House, 32 Eastgate, North Newbald, York YO43

Guide Price £765,000

Beverley | Cottingham | Hornsea | Willerby

- Spacious village property
- Great flexibility of living space
- Beautiful landscaped southerly facing split level garden
- Modern lift in hallway
- Sensitively adapted for independent, accessible living
- Characterful and interesting
- EPC Rating: E
- Council Tax Band: F

A superb and deceptively spacious village residence, which has been extensively modernised and adapted by the current owner to include a contemporary lift from the entrance hallway to the first-floor landing. Situated in the heart of this highly desirable East Yorkshire Wolds village and positioned adjacent to the Beck, the property offers excellent flexibility of layout alongside a beautifully landscaped, southerly facing split-level garden designed for year-round enjoyment. Continuously updated to an exceptional standard—including a modern kitchen and sleek bathrooms—this unique home offers wide appeal.

LOCATION

The property is located on the south side of Eastgate close to the centre of the village and fronting onto the beck. 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

A modern glass panelled front door accessed off the driveway opening into a wide and welcoming entrance hall. Some exposed brick and stone features and with a beautiful slate tiled floor which flows through into the kitchen, utility room, dining room and cloakroom. Solid oak staircase to the first floor and modern glass fronted lift. Large shelved out storage cupboard.

DOWNSTAIRS CLOAKROOM

6'5" x 4'8" (1.96m x 1.42m)
With a two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Tiled walls and floor, window to rear elevation and chrome heated towel rail.

LIVING ROOM

17'6" x 14'2" (5.33m x 4.32m)
A beautiful and spacious room with herringbone laid oak floor. Exposed brick fireplace houses wood burning stove on a stone hearth and hand built oak furniture in alcoves to either side of the fireplace. Attractive beamed ceiling, window to front elevation with window seat and a further window to rear elevation. Oak door to the front elevation.

DINING ROOM

14'3" x 11'4" (4.34m x 3.45m)
Open plan into the hallway and the kitchen with slate tiled floor, wood burning stove set into fireplace and built-in storage units. Internal doors through to the library and the living room. Window to the front elevation with window seat.

KITCHEN

19'0" x 15'8" (5.79m x 4.78m)
A very generous range of wall and base storage units with cream Shaker fronts, quartz work surfaces, composite sink and drainer, two induction hobs with extractors over, under unit fridge and dishwasher, Neff oven and combi-microwave. Bi-fold doors open out onto the patio area of the rear garden and there is a continuation of the slate tiled floor from the entrance hallway.

UTILITY / PANTRY

10'4" x 6'0" (3.15m x 1.83m)
A large walk-in utility and pantry with built-in cupboards and shelving, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer and window to the rear elevation. Worcester Bosch oil boiler.

CONSERVATORY

13'4" x 13'0" (4.06m x 3.96m)
A superb reception room accessed off both the library and the entrance hall and with French doors leading out onto the rear garden. Tiled floor.

LIBRARY

13'10" x 10'8" (4.22m x 3.25m)
Windows to both front and rear elevations. Built in book cases.

STUDY

11'7' x 11'7" (3.53m' x 3.53m)
Window to front elevation and stairs to the first floor. Farmhouse door into conservatory.

FIRST FLOOR

LANDING

A light and bright landing courtesy of the windows to both side elevations and a large sky lantern over the stairwell and lift. Solid oak flooring. Storage cupboard and niches built into the landing wall with exposed brick and stone features.

BEDROOM 1

15'10" reducing to 11'9" x 14'8" (4.83m reducing to 3.58m x 4.47m)
Positioned to the rear of the property and with bi-fold doors with built in blinds opening onto a Juliet balcony. Further window to side elevation and a range of built-in wardrobes and drawer units.

EN-SUITE SHOWER ROOM

10'5" x 5'11" (3.18m x 1.80m)
Walk-in shower enclosure, pedestal hand wash basin and back to the wall w.c. Tiled floor and partially tiled walls and floor. Heated towel radiator.

BEDROOM 2

14'4" x 11'3" (4.37m x 3.43m)
Two windows to the front elevation and laminate flooring.

EN-SUITE

5'9" x 4'11" maximum (1.75m x 1.50m maximum)
Wall hung hand wash basin and close coupled w.c.

BEDROOM 3

14'5" x 14'1" (4.39m x 4.29m)
Windows to both and front rear elevations and access to the loft with pull-down ladder and shelved out for storage.

BATHROOM

11'6" x 11'5" maximum (3.51m x 3.48m maximum)
An adapted bathroom with a three piece sanitary suite comprising level access shower with glass screen, pedestal hand wash basin and back to the wall w.c. Beams to ceiling. Two heated towel rails, tiled floor and window to the front elevation. Skylight in the vaulted ceiling.

BEDROOM 4

16'7" x 11'10" (5.05m x 3.61m)
Accessed from its own stairway from the study this room works well as a guest suite or part independent living for a teenager or elderly parent. Skylight and window to front elevation. Original timber door to the rear aspect.

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.

EN-SUITE

4'7" x 3'2" (1.40m x 0.97m)
With wall hung hand wash basin, close coupled w.c. and Velux skylight.

OUTSIDE

The property is situated adjacent to the picturesque Beck with a lawned verge on either side. A block sett driveway leads down the side of the property to a parking space with ample parking for a number of cars.

The rear garden is a key feature of the property being split level with a wide patio area adjacent to the rear of the house. Attractive rockery and steps lead to two ornamental gardens with central lawns and wide and well stocked flower borders which have an abundance of flowering plants, shrubs and trees. Further steps lead up to a productive vegetable garden with vegetable plots, soft fruit area and a greenhouse. Within the garden there are two sheds and an old stable.

SERVICES

Main water and electricity services are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from 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.

AGENT'S NOTE

This plan is an approximate layout only; as part of the property's unique character, there are very few straight walls.

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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