Quick & Clarke
PROPERTY SPECIALISTS

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# Barnside Cottage The Green, North Newbald YO43 4SA

**Offers Over £325,000**

- Spacious family home
- Approx 1,330 square feet
- Heart of this picturesque village
- Four bedrooms with en-suite to master
- 19' living room
- Enclosed walled rear garden
- Garden room
- Open fronted garage
- Great road access to surrounding towns
- Council Tax Band: D EPC Rating: D

A spacious four bedroomed detached house situated in the heart of this most picturesque village offering four bedroomed accommodation having en-suite shower room to master along with family bathroom and incorporating a 19' living room along with kitchen, utility and cloakroom at ground floor. To the rear of the property is an enclosed walled garden with artificial turf with the added benefit of a substantial garden room with bi-fold doors, side storage area and open fronted garage facility. This pretty Wolds village is ideally located for access to Beverley, York and Hull as well as having good road connection to the motorway network.

## LOCATION

North Newbald is situated at the foot of the Yorkshire Wolds and is a well-regarded residential village centred on an expansive village green with local facilities including a fine Norman church, a village hall, two public houses and a primary school. The village is well placed for access to 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
Staircase to first floor and radiator.

### CLOAKROOM
Low level w.c. with corner wash hand basin. Timber floor, sealed unit double glazed window and radiator.

### LIVING ROOM
19'0" x 16'3" (5.79m x 4.95m)
Stone effect fireplace with pebble electric fire, two radiators and sealed unit double glazed sash windows to two elevations. French doors to rear garden.

### KITCHEN
12'2" x 11'9" (3.71m x 3.58m)
Having a range of base and eye level units with polished stone work surface incorporating a double bowl sink. Integrated electric oven, hob and microwave, fridge freezer and dishwasher. Sealed unit double glazed sash windows to two elevations and radiator.

### UTILITY ROOM
11'9" x 6'5" (3.58m x 1.96m)
Modern base and eye level units with single bowl sink unit, wall mounted LPG central heating boiler and tile floor. Plumbing for automatic washing machine. Sealed unit double glazed window, door to outside and radiator.

## FIRST FLOOR

### LANDING
Built-in cupboard. Sealed unit double glazed sash window and radiator.

### BEDROOM 1
16'3" x 10'9" (4.95m x 3.28m)
Fitted wardrobes, dressing table and top box. Sealed unit double glazed window and radiator.

### EN-SUITE SHOWER ROOM
Shower behind glazed screen with half pedestal wash basin and low level w.c. Tiled floor and walls. Sealed unit double glazed window and chrome towel radiator.

### BEDROOM 2
11'8" x 9'3" (3.56m x 2.82m)
Sealed unit double glazed sash window and radiator.

### BEDROOM 3
9'5" x 8'10" (2.87m x 2.69m)
Sealed unit double glazed sash window and radiator.

### BEDROOM 4
13'0" x 7'10" (3.96m x 2.39m)
Sealed unit double glazed sash window and radiator.

### FAMILY BATHROOM
6'6" x 5'9" (1.98m x 1.75m)
Panelled bath with shower over, wash basin and low level w.c. Tiled floor and walls. Sealed unit double glazed window and chrome towel radiator.

### OUTSIDE
The property is approached via stone steps and having a small gravel forecourt with parkland fencing whilst at the side of the house is a brick sett storage area.

To the rear of the property stands a walled rear garden with artificial turf and slate beds leading to the garden room.

### GARDEN ROOM
16'3" x 11'3" (4.95m x 3.43m)
Having light and power laid on and with bi-folding doors inter-communicating with the garden space.

### DRIVEWAY & GARAGE
To the rear of the property is a concrete driveway leading to the open fronted brick and tile garage.

### SERVICES
Mains water, drainage and electricity, services are available or connected to the property.

### CENTRAL HEATING
The property benefits from an LPG gas 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.

### 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

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.