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QUICK&CLARKE

The Property Specialists

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14 Monckton Rise, South Newbald YO43 4RX

£575,000

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- Outstanding link detached family home
- Prime cul de sac location
- Lounge with log burner
- Study/Family room
- Superb Dining Kitchen with a host of built in appliances and utility off
- Four Bedrooms
- Two Bathrooms and downstairs WC
- Room above the garage
- Beautiful gardens and summerhouse
- EPC: Awaited Council Tax: F

Enjoying a superb position at the head of this small cul de sac we are delighted to present to the market this stunning family home. With open views to the rear, beautifully presented throughout and with driveway providing off street parking for several vehicles and leading to the double garage. Welcoming entrance hallway with downstairs w.c.,, lounge with log burner, superb dining kitchen with a host of built in and integrated appliances, utility room and study/family room. To the first floor there are four bedrooms; principal with en-suite shower room and house family four piece bathroom. Beautiful gardens create superb outdoors space with a summerhouse enjoying splendid views over countryside. There is a room above the garage which can be used as a study, ideal for those working from home. An all round gem of a property to which an early viewing is an absolute must!

LOCATION

South Newbald is approximately 11 miles north west of Hull City centre, 2.5 miles north of South Cave and 4 miles south of Market Weighton providing ideal access via the A1034 and access to Beverley, Hull, York, Pocklington and further afield. The larger village of North Newbald is just north to South Newbald being set at the foot of a valley within the rolling, attractive Wolds landscape. The village itself enjoys two public houses, both of which have eateries, primary school and St Nicholas Church. The City of York lies approximately half an hour to the north west, accessed by car.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC door with glazed inserts and side window leads into the entrance hallway having feature flooring flowing throughout, staircase to the first floor accommodation and access to downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. has uPVC double glazed window to the side elevation, two piece suite in white, low level w.c. and pedestal wash hand basin.

LOUNGE

17'11 x 15'10" (5.46m x 4.83m)
The lounge has two uPVC double glazed windows to the front elevation, recessed fireplace housing log burner with oak mantle beam, t.v. aerial point and double doors leading into the dining kitchen.

DINING KITCHEN

20'7" x 15'2" (6.27m x 4.62m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors open out into the rear garden. An extensive range of contemporary Shaker-style base and wall units in a two-tone modern design in maple and grey with contrasting granite worksurfaces and coordinated splashbacks., large peninsular end unit with curved edges separates the kitchen to the dining area, display cabinets with integral lighting, sink unit with drainer and mixer tap, integrated stainless steel double electric fan oven with gas hob and extractor, integrated fridge and freezer and dishwasher. This area is beautifully finished off with tiled flooring with door into the utility room.

UTILITY ROOM

10'6" x 5'2" (3.20m x 1.57m)
uPVC double glazed door with glazed inserts leading out into the rear garden and window overlooking the garden. Fitted base and wall units with space and plumbing for washing machine.

STUDY / FAMILY ROOM

10'7" x 9'5" (3.23m x 2.87m)
Enjoys uPVC double glazed window to the side elevation.

FIRST FLOOR

LANDING

Spacious landing area with uPVC double glazed window to the side elevation.

BEDROOM 1

18'8" x 14'11" (max) (5.69m x 4.55m (max))
Enjoys two uPVC double glazed windows to the front elevation, t.v. aerial point, door into en-suite.

EN-SUITE

uPVC double glazed window to the side elevation. Contemporary three piece suite in white enjoys walk-in shower cubicle and vanity units housing the wash hand basin and low level w.c. with part tiled walls and flooring to compliment, extractor and towel radiator.

BEDROOM 2

15' x 10'7" (4.57m x 3.23m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

12'10" x 9'10" plus doorwell (3.91m x 3.00m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 4

12'5" x 9'3" (3.78m x 2.82m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

9' x 9'10" (2.74m x 3.00m)
Enjoys uPVC double glazed window to the rear elevation. Stunning four piece suite in white with independent shower cubicle, panelled bath, low level w.c. and pedestal wash hand basin all beautifully complimented with travertine tiling to wet areas and tiled floor, extractor and towel radiator.

EXTERNAL

To the front of the property there is a meticulously lawned garden which is well maintained with an array of shrubbery and plants. A side driveway provides access for several vehicles with charging point and leading to a double garage with two roller shutter doors, power and light. Wall mounted gas central heating boiler within the garage. Directly in front of the property is a recessed covered porch area which currently houses to the right, logs for the burner. The rear garden is beautifully tended with a two staged lawned garden and extensive patio area enjoying stunning views over the rear garden with timber fencing. There is a timber summerhouse measuring 13'5" x 12'5" including a sheltered veranda, power and light providing great outdoor entertainment areas. There are an array of shrubbery and plants in the garden which really compliment this stunning area. From the garage there is a staircase leading up to an office measuring 14'1" x 11'. This has Velux roof windows, power and light (please see Agent's notes).

AGENT'S NOTES

There is a covenant on the area above the garage which stipulates that this area cannot be used as a bedroom.

The second tier of the garden is on a separate title however this will be included within the house sale.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING - GAS

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE - FREEHOLD

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

VIEWING - BEVERLEY

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

FINANCIAL SERVICES - BEVERLEY

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
1340 sq.ft. (124.4 sq.m.) approx.

1ST FLOOR
1195 sq.ft. (111.0 sq.m.) approx.

TOTAL FLOOR AREA : 2534 sq.ft. (235.4 sq.m.) approx.

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.