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QUICK&CLARKE

The Property Specialists

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2 Ings Drive, North Newbald YO43 4TB

Offers Over £230,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Surprisingly spacious
- Four bedrooms
- No forward chain
- Sought after village location
- Attractively presented throughout
- Well maintained gardens
- Off-street parking and garage
- EPC: D

A fabulous family house offering four bedrooms and great flexibility of living space. Deceptively spacious from the front, the property is offered with no forward chain and is located on a quiet cul-de-sac in this much sought after East Yorkshire Wolds village. Boasting two reception rooms plus a dining kitchen, the property has been much loved and has a beautifully tended garden, off-street parking and garage.

LOCATION

The property is located on Ings Drive which is a small cul-de-sac located off South Newbald Road.

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, church rooms, which are used mainly by the young people, 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 some 9 miles distant, Hull city centre some 12 miles and York approximately 24 miles away. There is also ease of access onto the A63/M62 and national motorway network beyond. Brough is some 6 miles distant and has its own mainline railway station with direct through trains to London Kings Cross.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

3'4" x 2'10" (1.02m x 0.86m)
uPVC front door and further internal door leading through into sitting room.

SITTING ROOM

13'10" x 8'10" (4.22m x 2.69m)
A well proportioned room with oak laminate flooring and two windows to the front elevation. Stairs lead to the first floor accommodation.

LIVING ROOM

18' x 9'10" (5.49m x 3.00m)
An attractive dual aspect room with two windows to the front elevation and patio doors to the rear opening onto the rear garden, a continuation of the oak laminate flooring and attractive electric 'wood burning stove' with wooden surround set in fireplace.

DINING KITCHEN

17'5" x 9'8" (5.31m x 2.95m)
Offering a range of wall and base storage units with laminate work surfaces and four ring electric hob with extractor over, stainless steel sink and drainer, and a large storage cupboard under the stairs. The kitchen opens into the dining area with a continuation of the oak laminate flooring, dual aspect with window to the rear elevation and patio doors opening onto the rear garden.

CLOAKROOM

Two piece sanitary suite comprising low level w.c. and wall hung hand wash basin.

REAR LOBBY

uPVC glass panelled door opening out onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'1" x 9'10" (3.38m x 3.00m)
Built-in wardrobes and a window to both front and side aspects.

BEDROOM 2

9'9" x 9'9" (2.97m x 2.97m)
Dressing table and drawers, built in wardrobe and window to the front elevation.

BEDROOM 3

8'4" x 7'2" (2.54m x 2.18m)
Window to the rear elevation and oak laminate flooring.

BEDROOM 4

6'5" x 6'5" (1.96m x 1.96m)
Window to the rear elevation.

BATHROOM

Three piece sanitary suite comprising panelled bath, pedestal hand wash basin and close coupled w.c., window to the rear elevation, built-in cupboard and tiled walls.

OUTSIDE

The property is set back from the road with the front flower beds being laid under decorative slate. A side drive leads down through vehicular gates to the garage and provides parking for a number of cars.

The rear garden is of note being beautifully tended with a central lawn, summerhouse, greenhouse, patio area adjacent to the rear of the property and a further decked seating area. To one side is the garage which is supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property is currently heated via independent electric radiators. There is potential to run a heating system via a boiler and LPG.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

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

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

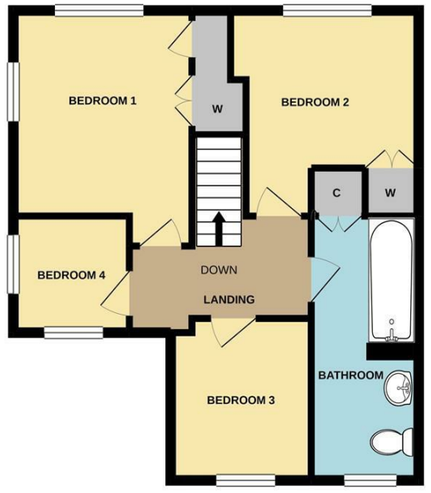
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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 Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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.

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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