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QUICK & CLARKE
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23 Monckton Rise, Newbald YO43 4RX

Offers Over £250,000

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

- Three/Four bed contemporary town house
- Exclusive cul-de-sac location
- Premium Yorkshire Wolds village
- First floor living room
- Dining Kitchen
- Off-street parking
- Garage
- EPC Rating: E

THE PROPERTY

A fabulous, highly specified modern town house built to a very contemporary, exacting and exciting design on this quiet exclusive cul-de-sac on the outskirts of the beautiful village of South Newbald.

With the rolling Yorkshire Wolds as a backdrop, this well presented property will not disappoint. In brief the accommodation comprises: Entrance hall with understairs utility cupboard and integral garage, bedroom 4/study with en-suite shower room, to the first floor is a generously sized living room with French doors opening into the dining kitchen and to the second floor a large master bedroom with en-suite shower room, two further bedrooms and a house bathroom. The property enjoys off-street parking, a small easy to maintain front garden and attractive courtyard garden to the rear.

LOCATION

The property is located on a small and exclusive cul-de-sac forming Monckton Rise in South Newbald close to the junction with South Newbald Road and the South Cave/Market Weighton road (A1034).

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 (9 miles), Hull city centre (12 miles) and York (approximately 24 miles). There is also ease of access onto the A63/M623 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 HALL

17' x 6'8" (5.18m x 2.03m)
Stairs to the first floor with utility cupboard under, further storage cupboard and door through to the integral garage.

UTILITY

Space and plumbing for automatic washing machine, work surface, base storage unit with contemporary stainless steel circular sink and Travertine tiled splashback, Travertine tiled floor.

BEDROOM 4/STUDY

14'10" x 11'9" (4.52m x 3.58m)
A very generously sized room with great flexibility of use having wooden glass panelled door providing access to the rear garden and modern sash window to one side. A door leads through into the en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising low level w.c., pedestal wash hand basin and tiled shower enclosure. Travertine tiled floor.

FIRST FLOOR

LANDING

Storage cupboard.

LIVING ROOM

16'9" x 10'9" (5.11m x 3.28m)
A generously sized room with a contemporary wall mounted remote controlled electric fire, modern sash windows to the front elevation and wiring for the house music system. Double timber glass panelled doors lead through into the dining kitchen.

DINING KITCHEN

17'11" x 11'9" (5.46m x 3.58m)
A generously sized room with an extensive range of wall and base storage units with cream fronts and dark butcher's block style laminate work surfaces, four ring Siemens electric hob with stainless steel canopy extractor over, integral oven, fridge freezer and dishwasher, stainless steel one and a half bowl sink and drainer, Travertine tiled floor and splashbacks. French doors open onto the Juliet balcony overlooking the courtyard garden.

SECOND FLOOR

MASTER BEDROOM

14''6" x 11'1" (4.27m'1.83m x 3.38m)
Two modern sash windows to the front elevation, built-in storage cupboard with alarm pad and door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising low level w.c., wall hung hand wash basin and shower cubicle, chrome towel rail, partially tiled walls and sash window to the side elevation.

BEDROOM 2

10' x 11'1" (3.05m x 3.38m)
Sash window to the front elevation.

BEDROOM 3

10'1" x 6'6" (3.07m x 1.98m)
Currently used as a dressing room, and with a sash window to the rear elevation.

BATHROOM

7'1" x 6'1" (2.16m x 1.85m)
Three piece sanitary suite comprising panelled bath, wall hung hand wash basin and low level w.c., partially tiled walls, Travertine tiled floor and chrome towel rail.

OUTSIDE

The property has an attractive and easy to maintain frontage with a flagged path leading to the front door and with decorative slate chippings either side. The block sett drive leads to the garage.

INTEGRAL GARAGE

6'4" x 10'5" (1.93m x 3.18m)
Remote controlled electric door, integral door from the entrance hall, electric boiler and hot water tank.

REAR GARDEN

The rear garden is an attractive and easy to maintain landscaped courtyard which has been largely stone flagged with a central water feature and a number of mature shrubs and trees. Access can be gained via a timber gate from the rear and for the removal of bins.

AGENT'S NOTE

The property enjoys a full house sound system which is wired from the living room and includes the master bedroom and en-suite shower room, bedroom 2, family bathroom and the dining kitchen.

SERVICES

Mains water, electric and drainage.

CENTRAL HEATING

The property benefits from an electric heating system.

DOUBLE GLAZING

The property benefits from PVCu Double Glazing.

TENURE

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

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

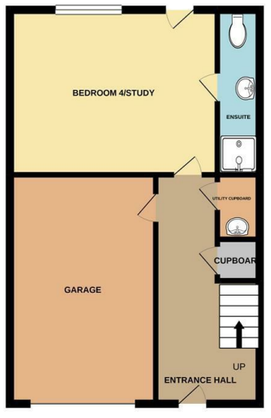
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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

GROUND FLOOR



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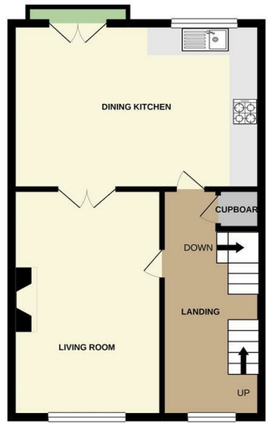

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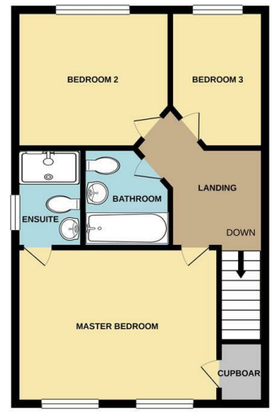

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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.