



**8 Church Row, Wold Newton, Driffield, YO25 3YG**

**Price Guide £179,950**



# 8 Church Row

Wold Newton Driffield, YO25 3YG

**Price Guide £179,950**



Welcome to the village of Wold Newton, this terraced cottage on Church Row presents an excellent opportunity for those seeking a tranquil lifestyle in the heart of the Wolds countryside.

The property is modernised throughout, offering a perfect blend of contemporary comfort and traditional charm.

Inside, you will find a welcoming reception room that provides a cosy space for relaxation, modern kitchen, two well-proportioned bedrooms and a modern bathroom. One of the standout features of this property is the paddock, which spans approximately a quarter of an acre. This outdoor space offers endless possibilities, whether you wish to cultivate a garden, enjoy outdoor activities, or simply bask in the serene surroundings.

Wold Newton is a picturesque village, built around a green and pond. The location is conveniently situated between Scarborough and Driffield, providing easy access to the stunning east coast towns of Bridlington and Filey. The village is also home to a well-regarded infant school and a welcoming public house.

This property must be viewed to truly appreciate all that it has to offer. With its modernised interiors, charming village setting, and ample outdoor space, it presents a unique opportunity for anyone looking to embrace the beauty of rural living.

#### **Entrance:**

Upvc double glazed door leading directly into the lounge.

#### **Lounge:**

**11'2" x 10'8" (3.42m x 3.26m)**

A front facing room, multi-fuel burning stove with feature brick surround, exposed beams, understairs storage cupboard and upvc double glazed window.

#### **Kitchen:**

**10'5" x 10'4" (3.18m x 3.16m)**

Fitted with a range of modern base and wall units, solid wood worktops, Belfast sink unit and electric cooker. Under cupboard lighting, exposed beams, part wall tiled, integrated fridge/freezer and washing machine. Upvc double glazed window, electric radiator and upvc double glazed door onto the rear garden.

#### **First floor:**

Access to a boarded and insulated loft space by drop down ladder.

#### **Bedroom:**

**11'6" x 10'9" (3.52m x 3.30m)**

A front facing double room, brick fireplace, upvc double glazed window and electric radiator.

#### **Bedroom:**

**9'11" x 6'3" (3.04m x 1.92m)**

A rear facing double room, upvc double glazed window and electric radiator.

## **Bathroom:**

**6'4" x 6'2" (1.94m x 1.90m)**

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, large built in storage cupboard, extractor and electric radiator.

## **Exterior:**

To the rear of the property is a private south facing courtyard, mainly pebbled and a timber built shed.

Shared footpath gives access to a private grass paddock appox 1/4 of an acre.

On street parking.

## **Notes:**

Council tax band: A

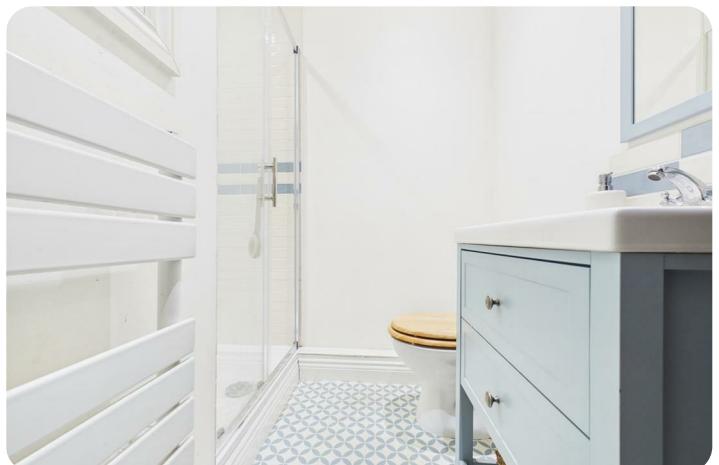
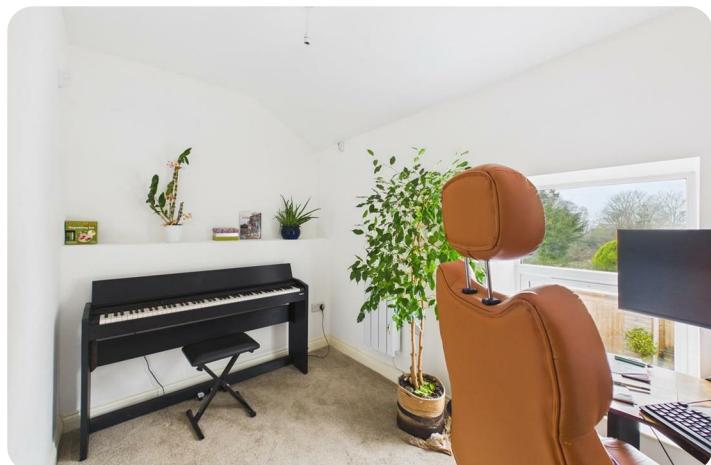
## **Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## **General Notes:**

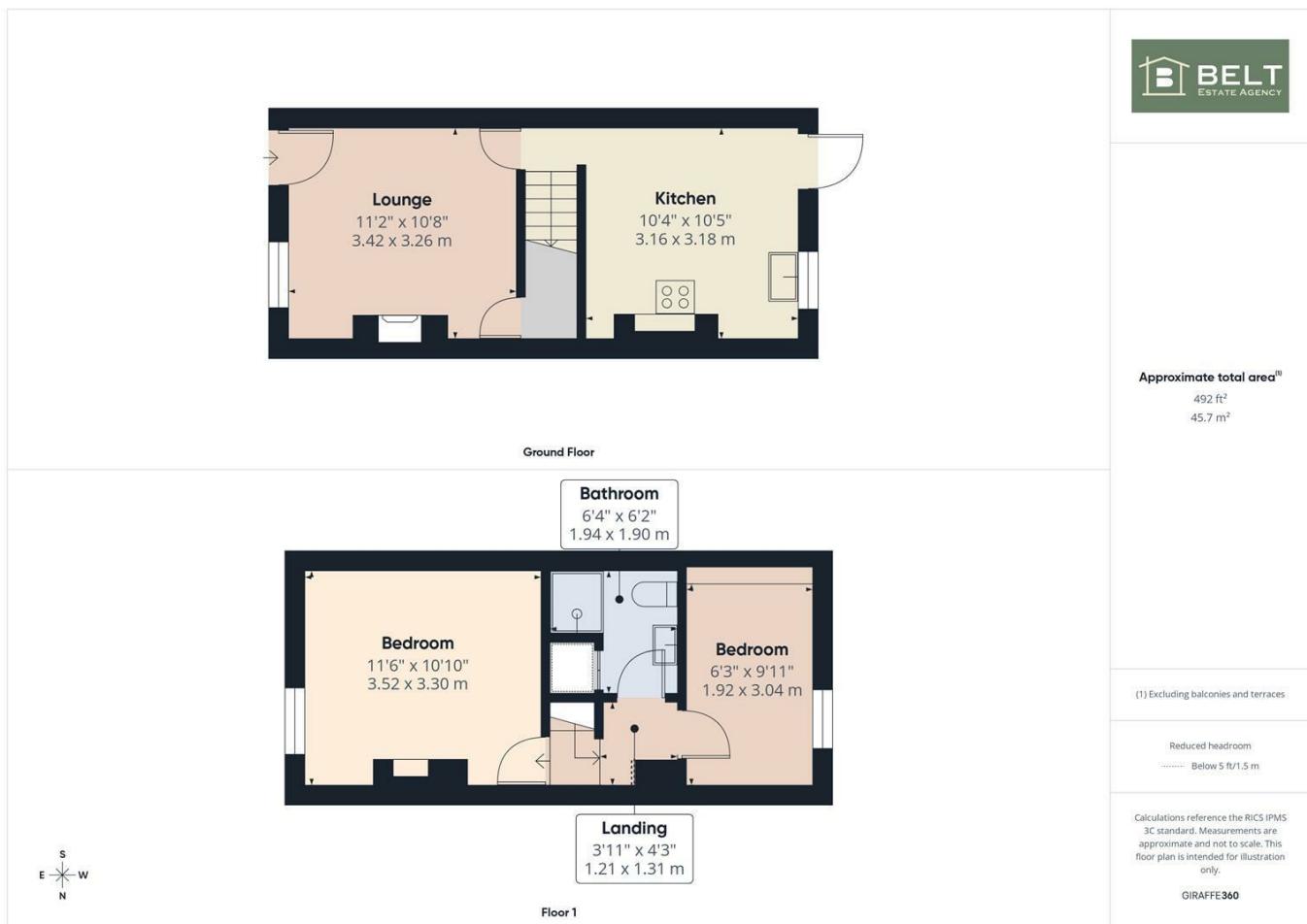
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment.

**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





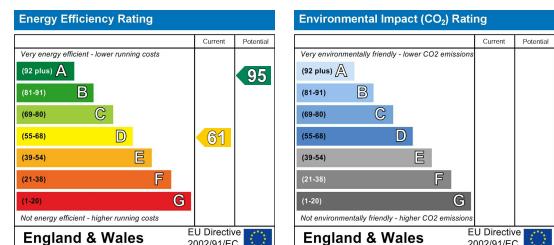
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.