



Total area: approx. 115.5 sq. metres (1243.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**£400,000**

**Rose Cottage,  
South Newbald Road,  
North Newbald**

**HEATING & INSULATION**

The window frames are double glazed and oil-fired radiator central heating is installed.

**SERVICES**

Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



## Rose Cottage, South Newbald Road, North Newbald, YO43 4SX

### DESCRIPTION

A well modernised detached house representing a rare opportunity to acquire a character home in this popular village location. Nestled in countryside offering opportunities for walkers and cyclists, this pretty village is extremely accessible from many towns and the motorway. The property provides 3/4 bedroomed accommodation which is both well appointed and features woodburning stoves alongside its solar PV roof panels providing additional electricity including a battery and car charging point. It is therefore future proofed whilst retaining the traditional charm of a period home. Additionally, the outside space includes a fully walled or fenced good sized landscaped garden, with detached garage and driveway including electrically operated gates.

### SITUATION

North Newbald is situated at the foot of the Yorkshire Wolds, about nine miles west of Beverley, and is a well-regarded residential village centred on an expansive village green and 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, senior schooling, a library and Tesco store, some 4 miles distant. Local services are also available in South Cave, a similar distance away and where there is access to the A63 (for M62, Humber Bridge and Hull - approx 16 miles). York is about 24 miles away.



### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE LOBBY

Staircase leads off.

##### SITTING ROOM

A wood burning stove is set within a chimney breast recess with a cast iron fireplace surround. Two exposed ceiling beams and radiator.

##### DINING ROOM

Also features a wood burning stove on a tiled hearth with timber mantle beam. Hardwood flooring, four wall lights and radiator. A recess gives access to the understairs cupboard.

##### KITCHEN

Comprehensively fitted with oak cabinets including worktops with an inset one and a half bowl sink and appliances including an electric double oven and hob with hood, dishwasher, fridge and freezer. Plumbing for automatic washing machine. Radiator. Ceramic floor tiling extends into:

##### REAR ENTRANCE HALL

With a matching double base unit including a second freezer. Stable-type back door.

##### CLOAKROOM

With a low level toilet suite and wash-hand basin. Tiled floor and heated towel rail.

#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

Dual aspect with a side window with a view along South Newbald Road. Built-in wardrobe over stairs. Radiator.

##### BEDROOM TWO

Radiator.

##### BEDROOM THREE

Radiator and dado rail.

##### STUDY / BEDROOM FOUR

Radiator.

##### BATH / SHOWER ROOM

Includes a double bathtub, quadrant shower enclosure with electric shower fitment, vanity wash basin and low level toilet suite. Full wall tiling with heated towel radiator and extractor fan.

#### EXTERNAL

##### OUTBUILDINGS

##### ATTACHED BOILER HOUSE

With oil boiler and battery pack for PV roof panels.

##### DETACHED GARAGE

(5.82m X 3.11m / 19'10" X 10'2")

Of brick and tile construction with up-and-over door, electric light and power. Approached via a private side tarmac drive which is walled with electrically operated front gates and includes a parking and turning space at the rear of the house.

##### GARDEN

Being slightly elevated from the road the house has a forecourt area enclosed by a retaining wall and railings. The main rear garden is a good size and is fully enclosed by walls or high fencing. An initial hard landscaped space of decorative stones and a patio leads to the lawn which has a central pergola, planted border and individual specimen trees. To the end is a further patio located for the afternoon and evening sun. There is outside power including a car charger point and garden lighting. Cold water tap.