



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



**£340,000**

**6 Burgate,  
North Newbald**

**HEATING & INSULATION**  
The property has oil-fired radiator central heating and double glazing is a mixture of traditional wooden frames to the front and uPVC on the rear elevation.

**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 'D'.

**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**



# 6 Burgate, North Newbald, YO43 4SG

## DESCRIPTION

Typical of the many period properties in this pretty village that are constructed of local sandstone, this attractive cottage is understood to have origins as three small cottages which have been developed to create the present three bedroomed home in a well regarded village setting. The house has been modernised in keeping with its character to provide amenities including a well appointed fitted kitchen, separate utility room and an en-suite master bedroom. In addition to two reception rooms, there is a large conservatory across the rear of the property. This is a wonderful place to sit and look onto the good sized garden, which is both mature and private and a true delight, having been attractively landscaped by the current owners.

## SITUATION

North Newbald is situated amidst some rolling Yorkshire Wolds countryside, offering opportunities for walking and cycling. The village is about 8 miles to the west of the historic market town of Beverley and is therefore well placed for access to the cities of York and Hull together with the A63/M62 motorway network. It is a short walk from the cottage to two public houses situated on the attractive village green, close to the historic Norman Church, and the village has a primary school and community hall. Nearby locations with shopping and other amenities are South Cave (approx 3.5 miles) and Market Weighton ( approx 4 miles).



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE LOBBY

Tiled floor extending through to:

#### BREAKFAST KITCHEN

Comprehensively equipped with a range of Shaker cabinets including woodblock-effect laminate worktops with sink. Built-in electric oven, hob and larder fridge.

#### UTILITY ROOM

Fitted sink unit and base cupboard, oil central heating boiler, tiled floor, coat hooks and shelving.

#### SEPARATE WC

Low level suite and pedestal wash-hand basin.

#### LOUNGE

A brick chimney breast recess houses a multi-fuel stove. Tiled floor and two radiators.

#### DINING ROOM

Features a beamed ceiling with staircase leading off. Range of base storage units and workstation. Tiled floor and radiator.

#### CONSERVATORY

Running across the rear of the cottage with an attractive outlook on to the garden, uPVC double glazed on a brick base with French doors. Tiled floor and radiator.

### FIRST FLOOR

### LANDING

### BEDROOM ONE

A dual aspect room including views onto a hillside. Fitted furniture in a maple-effect finish includes wardrobes, storage and drawers. Radiator.

### EN SUITE SHOWER ROOM / WC

Fully tiled, the room includes a quadrant shower cubicle with plumbed shower unit, toilet and pedestal wash-hand basin. Heated towel rail.

### BEDROOM TWO

Radiator. Similar dual aspect.

### BEDROOM THREE

Radiator.

### BATHROOM / WC

A bath is set in a recess with a shower fitment above. Toilet and pedestal wash-hand basin. Tiled walls and heated towel radiator.

### EXTERNAL

#### INTEGRAL GARAGE

With front electric roller door and rear timber double doors which permit additional off-street parking behind the property, if required.

#### GARDEN

The private and sizeable rear garden is a particularly attractive feature of the property. This has been developed with a number of seating areas from which to enjoy views of the main lawned garden with its well stocked shrub borders including a number of small trees. There are areas of paving, decking and slate hardscaping at the rear of the property including a covered seating area, together with raised brick planted beds. A second covered seating area stands further into the plot and at the far end a screened area of garden utility space contains two timber sheds.