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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£397,500

Barnside Cottage The Green, North Newbald, YO43 4SA

**** MODERN AND SPACIOUS 4 BED COTTAGE IN HEART OF VILLAGE ****

This charming detached property, built in 1994, is situated in the heart of the village of North Newbald. Overlooking the village green, the house exudes character with its traditional red brick exterior and double glazed sash windows offering a quintessential English countryside feel.

Generously proportioned, the property benefits from full central heating and briefly comprises entrance hall, living room, modern kitchen diner with granite worktops and solid wood flooring, utility room, ground floor W/C, master bedroom with built-in furniture and ensuite, three further well proportioned bedrooms, and a modern family bathroom.

Outside is a private side driveway, open fronted red brick garage, multi-use workshop with bi-fold doors, and a low maintenance rear garden laid to astro turf with red brick boundaries.

North Newbald is perfectly located for country living with easy access to all main commuter routes for York, Hull, Beverley and the M62 motorway.

Bedrooms Bathrooms Receptions

4

3

1



NORTH NEWBALD

North Newbald is a sought after unspoilt rural village at the foot of the Yorkshire Wolds, very popular with walkers being next to the Wolds Way. There are two pubs next to the village green in the centre of the village both serving food and one catering for tourists with bed and breakfast. Close by is the picturesque Norman Church which was built in 1140AD complete with the Coronation Clock commemorating the coronation of George V in 1911. The well used village hall hosts various community events and is available for hire for private events. The village also has a primary school. There is a childrens park next to the football field where they hold the annual summer gala which is always very well attended offering a pleasant day out for all the family. North Newbald is ideally located between Market Weighton and South Cave with their many amenities including supermarkets, doctors surgeries, dentists, schools and sporting facilities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Large front entrance door, stairs off, radiator.

LIVING ROOM

5.81m x 4.97m (19'0" x 16'3")



Dual aspect views both across the green and also into the garden, electric fire set in stone surround and hearth, picture rail, inset ceiling lighting, double doors to rear garden, radiator.

KITCHEN DINER

3.72m x 3.56m (12'2" x 11'8")



Fitted beech effect kitchen with black granite work surface over, stainless steel sink and drainer incorporated in granite work surface, mixer tap, Siemens combination oven/microwave, Siemens oven, Siemens electric hob with extractor over, wine cooler, integrated dishwasher, integrated fridge-freezer, solid wood flooring.

UTILITY ROOM

3.57m x 1.96m (11'8" x 6'5")



Range of fitted base and wall units with laminate work surface over, stainless steel sink and mixer tap, wall mounted Worcester gas central heating boiler, plumbing for washing machine, tiled flooring, door to garden, radiator.

W/C

1.81m x 1.00m (5'11" x 3'3")

Low flush W/C, wash hand basin with tiled splash back, solid wood flooring, radiator.

FIRST FLOOR

LANDING

Loft access point, storage cupboard, radiator.

BEDROOM 1

3.28m (min) x 3.00m (min) (10'9" (min) x 9'10" (min))



Range of built-in bedroom furniture, picture rail, radiator.

ENSUITE

2.27m x 1.38m (7'5" x 4'6")



Walk in shower with plumbed shower and fitted shower screen, wash basin, low flush W/C, mirror door vanity unit, tiled walls and flooring wet room style, inset ceiling lighting, heated ladder tower rail.

BEDROOM 2 (rear)

3.56m x 2.97m (11'8" x 9'8")



Picture rail, radiator.

BEDROOM 3 (front)

2.87m x 2.71m (9'4" x 8'10")



Radiator.

BEDROOM 4

3.99m x 2.41m (13'1" x 7'10")

Radiator.

BATHROOM

2.00m x 1.76m (6'6" x 5'9")



White suite comprising bath with mixer tap, plumbed shower over, fitted shower screen, wash basin with mixer tap, low flush W/C, mirror door vanity cupboard, tiled walls, tiled flooring, inset ceiling lighting, heated ladder towel rail.

OUTSIDE

GARAGE



Brick open fronted garage with secure storage area and shutter door.

SIDE GARDEN

Side driveway, brick bin storage, outside power point and tap, cobbled pathway leading to rear garden.

REAR GARDEN



Low maintenance laid to astro turf with red brick wall boundaries.

WORKSHOP

4.99m x 3.39m (16'4" x 11'1")



Brick construction with power, lighting, and bi-fold doors. Currently used as a workshop but could be used for a variety of different uses.

SERVICES

Mains water, electricity and drainage are connected to the property.
Gas central heating ran on gas bottles.

COUNCIL TAX

Council Tax Band D.

TENURE

Freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

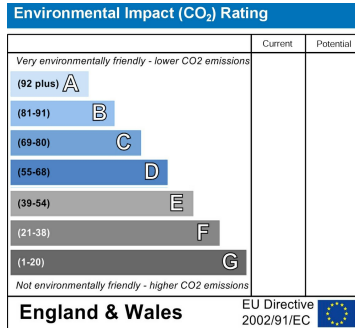
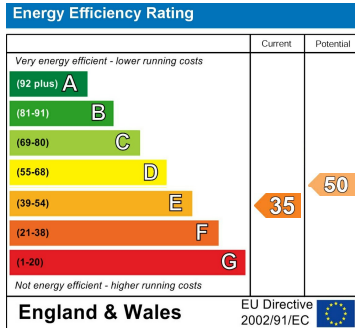
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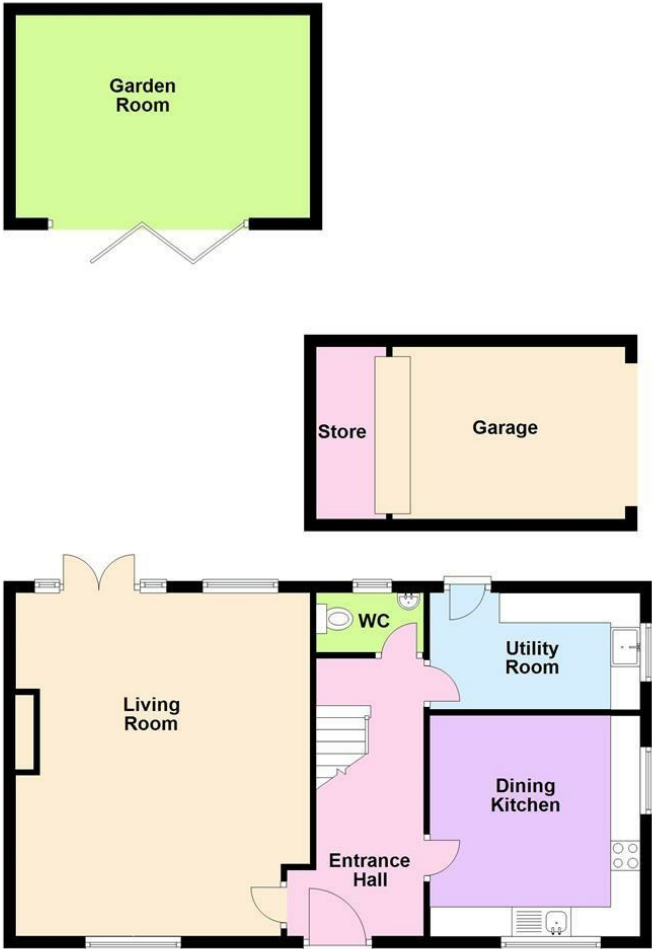
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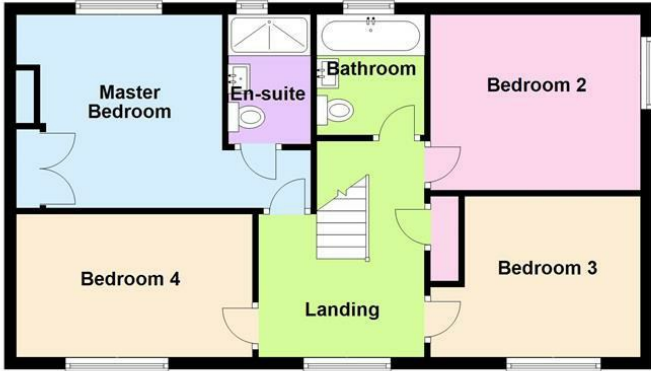


Floor plan

Ground Floor



First Floor



Total area: approx. 155.2 sq. metres (1671.0 sq. feet)