



Monckton Rise, South Newbald, York, East Riding of Yorkshire, YO43 4RX

## Exclusive Five-Bedroom Residence in Prestigious Newbald Development



Fine and Country is proud to present an exquisite, five-bedroom residence in the distinguished village of Newbald, beautifully located between the historic cities of York and Hull. This luxurious home is a masterpiece of design and craftsmanship, offering an unparalleled living experience in one of the most serene settings.

## From the Agent's Perspective

As part of Fine and Country's prestigious portfolio, we introduce you to Monckton Rise, an extraordinary five-bedroom home that epitomises luxury and sophistication. Set within an exclusive cul-de-sac development in Newbald, this property offers over an extensive square footage of meticulously designed living space, catering to the highest standards of modern living.

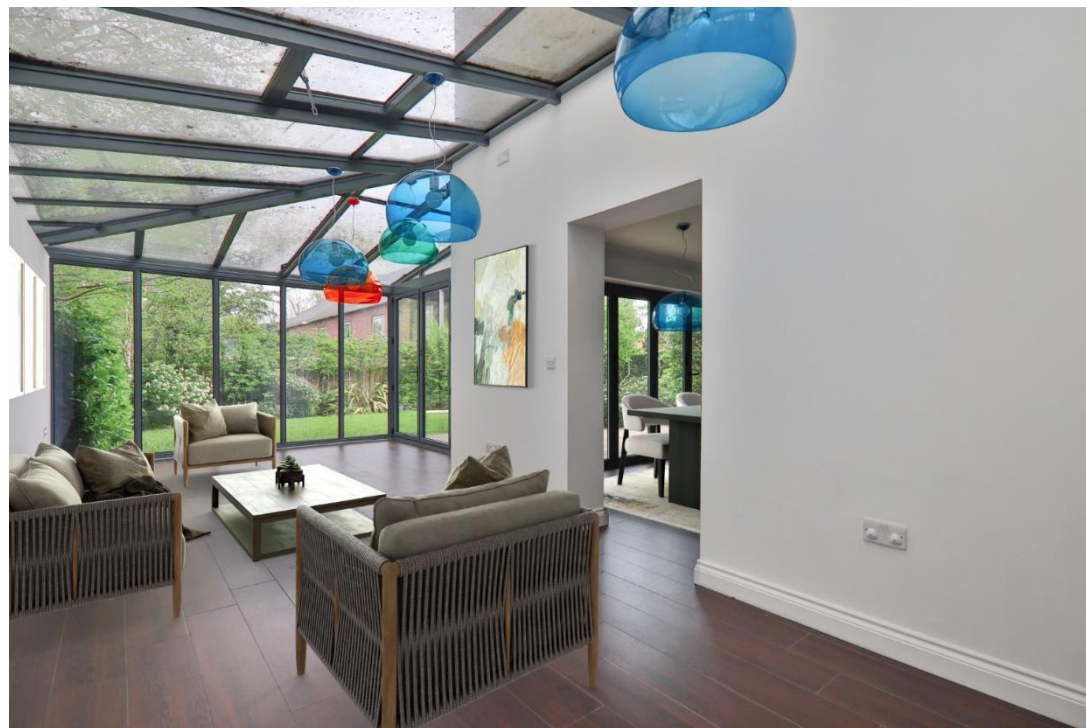
The OPEN PLAN KITCHEN, LIVING, and DINING area is the centrepiece of this home, featuring state-of-the-art BI-FOLDING DOORS that lead to a stunning extension, which serves as an additional DAY ROOM or entertaining space.

The elegance continues with a formal living room, DOUBLE GARAGE, utility room, and a welcoming hallway complete with a DOWNSTAIRS WC.

Ascend to the first floor to find four generously sized bedrooms, with the PRINCIPAL SUITE boasting an EN-SUITE BATHROOM and bespoke DRESSING ROOM.

The top floor reveals another spacious bedroom alongside a luxurious bathroom. The exterior is equally impressive, with a beautifully landscaped garden, RAISED DECKING area, and a private driveway leading to the DOUBLE GARAGE.

This residence is ideally suited for discerning families seeking an exclusive lifestyle, surrounded by the tranquillity of the countryside yet within close proximity to the motorway network and the vibrant areas of Market Weighton, York, and Hull.





#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

#### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

#### IMPORTANT NOTICE

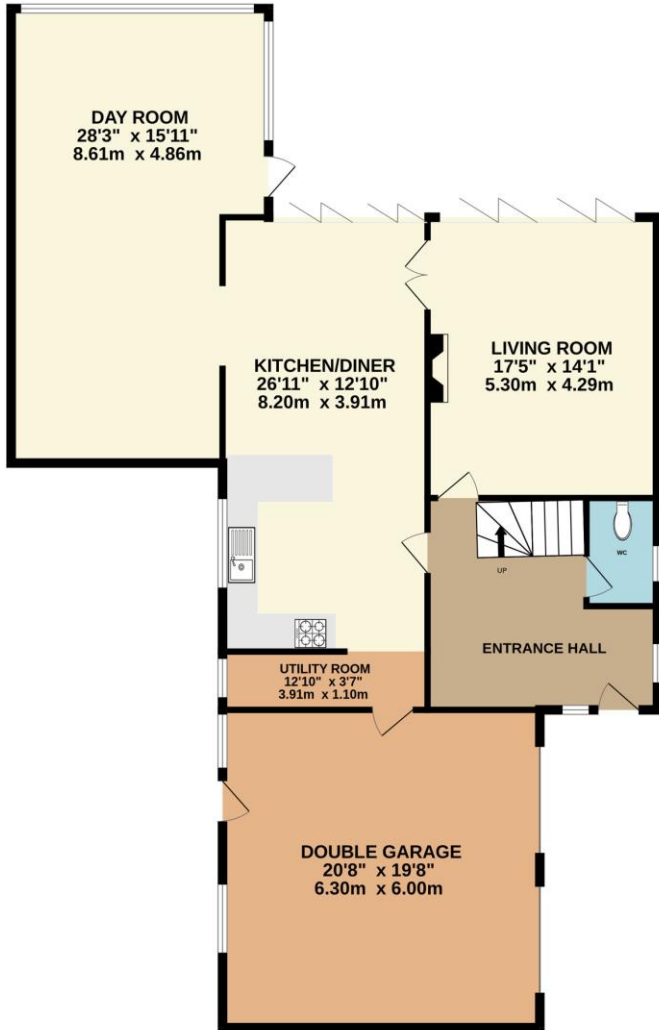
In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

We have NOT modified the physical fabric or fittings of this property.

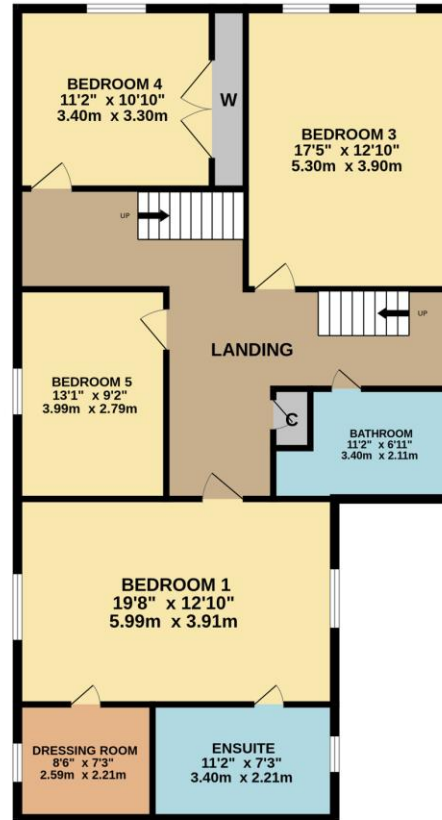




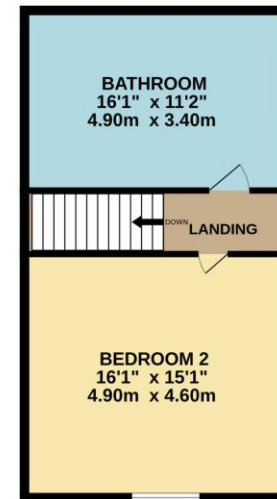
GROUND FLOOR  
1610 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



2ND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



MONCKTON RISE NORTH NEWBALD YO43 4RX

TOTAL FLOOR AREA : 3303 sq.ft. (306.8 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

