





The Property Specialists

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2 Burgate, North Newbald YO43 4SG
£220,000

- Modern semi-detached house
- Two good sized bedrooms
- First floor shower room
- Kitchen with separate utility
- Attractive rear garden
- Side driveway
- Brick and tile garage
- Located in the heart of the village
- Council Tax Band B
- EPC Rating E

A modern semi-detached house located in the heart of this picturesque Wolds village offering entrance hall with living room, kitchen, utility and WC at ground floor, whilst at first floor there are two good sized bedrooms along with a shower room.

The house also benefits from a side driveway leading to a detached brick and tile garage, along with a lovely rear lawned garden with flower beds.

LOCATION

North Newbald is situated at the foot of the Yorkshire Wolds and is a well-regarded residential village centred on an expansive village green 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, a library and Tesco some 4 miles distant, Beverley 9 miles, Hull 12 miles and York 24 miles. There is also ease of access onto the A63/M62 and national motorway network beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVCu sealed unit double glazed door, staircase to first floor and radiator.

LIVING ROOM

12'9 x 11'3 (3.89m x 3.43m)
Inset fireplace with stone hearth and log burner, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

10' x 13'3 (3.05m x 4.04m)
Base and eye level units with timber effect roll edge worksurfaces, tiled floor, 1 1/2 bowl sink unit, PVCu sealed unit double glazed window overlooking rear garden, radiators, downlighters, built-in storage cupboard and PVCu double glazed door to outside.

UTILITY

8'3 x 6'5 (2.51m x 1.96m)
Tiled floor, plumbing for automatic washing machine, PVCu sealed unit double glazed windows, oil fired central heating boiler and radiator.

CLOAKROOM

High level WC, tiled floor and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and airing cupboard.

BEDROOM 1

16' x 10'2 (4.88m x 3.10m)
Two PVCu sealed unit double glazed windows and two radiators.

BEDROOM 2

10' x 9'3 (3.05m x 2.82m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

6'4 x 5'4 (1.93m x 1.63m)
Shower in corner cubicle, wash basin and low level WC. Tiled walls, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property benefits from a side driveway offering excellent off street car parking facility. At the rear there is a stone seating area beyond which lies a good sized lawn with flower beds.

GARAGE

A brick and tile detached single garage with up & over door.

SERVICES

Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Metropix C2021