



*42 Ings Drive, North Newbald, East Yorkshire, YO43 4TB*

- 📍 Detached House
- 📍 Beautifully Presented
- 📍 Three/Four Bedrooms
- 📍 Council Tax Band = D
- 📍 Superb Dining Kitchen
- 📍 Utility & W.C.
- 📍 Excellent Parking & Garage
- 📍 Freehold / EPC = D

**£350,000**

## INTRODUCTION

Situated in a highly sought-after location, this self-built detached house is a true gem offering a contemporary design and a wealth of desirable features. Built by the current owner in 2001 with meticulous attention to detail, this fantastic residence originally boasted four bedrooms but has been lovingly converted into a spacious three-bedroom house. Should a buyer desire, it can easily be reverted to its original four-bedroom configuration, providing versatility to meet ever-changing needs. The contemporary well equipped dining kitchen is complemented by a utility room. The lounge features a log burning stove with oak mantle plus there is a ground floor cloaks/W.C. There are three double bedrooms upon the first floor with a shower room to bedroom one and a lovely bathroom with free standing bath.

One of the standout features of this property is the excellent parking facilities, with a sizable driveway accommodating three or more cars effortlessly. Additionally, for added convenience, there is a garage attached. The good sized rear garden is mainly lawned and ideal for entertaining with patio areas ideally positioned to capture the sun throughout the day and an outdoor bar.

In all, a beautifully appointed home within a sought after location. One not to miss!

## LOCATION

Ings Drive is situated off South Newbald Road and lies close to the centre of this picturesque and highly regarded Wolds village with its central green, public houses, well reputed junior school together with beautiful, stunning countryside ideal for walking and cycling.

The village lies approximately 4 miles from the nearby centres of Market Weighton and South Cave which offer an extensive range of shops, amenities, recreational facilities and schooling. Convenient access is available to Hull (17 miles), Beverly (8 miles), Selby (18 miles) the A63/M62 motorway network (4 miles) and the mainline railway station at Brough (7 miles). Convenient access can be gained to the historic market town of Beverley, bus connections to Market Weighton, Elloughton, Beverley and York.

The villages of North and South Newbald have a busy community with a village hall that regularly hosts live music, film and comedy nights and other village events. The "Church Rooms" complex is a centre of activities for the younger generations and the Church, Parish Council and Playing Fields Associations provide ample opportunity to get involved in village life. The village has two lovely pubs, an optician, garage and a hairdresser.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With Karndean flooring and staircase leading to the first floor with useful cupboard under.





## LOUNGE

14'10" x 11'1" approx (4.52m x 3.38m approx)  
Featuring a log burning stove upon a slate hearth with oak mantle.  
Karndeian flooring and window to front elevation.



## DINING KITCHEN

20'2" x 9'8" approx (6.15m x 2.95m approx)  
Stunning room fitted with contemporary units, quartz worksurfaces,  
sink and drainer with mixer tap plus an instant boiling water tap.  
There is an array of integrated appliances including an oven,  
combination microwave oven, induction hob with built in down filter,  
fridge/freezer and dishwasher. There is a window to the rear and  
double doors open from the dining area to the rear garden. Karndeian  
flooring and inset spot lights.



*DINING AREA*



*UTILITY*

6'10" x 6'0" approx (2.08m x 1.83m approx)  
With fitted units housing a washing machine. Karndeian flooring.  
External access door to side, internal access door to garage.



*CLOAKS/W.C.*

With low flush W.C., wash hand basin, Karndeian flooring and window to side.



*FIRST FLOOR*

### *LANDING*

With storage cupboard and loft access hatch.

### *BEDROOM 1*

14'1" x 10'4" approx (4.29m x 3.15m approx)  
Two windows to front elevation.



### *EN-SUITE SHOWER ROOM*

9'10" x 5'6" approx (3.00m x 1.68m approx)  
With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, window to front.





### *BEDROOM 2*

13'5" x 9'2" approx (4.09m x 2.79m approx)  
With fitted wardrobes and window to rear.



### *BEDROOM 3*

16'0" x 7'9" approx (4.88m x 2.36m approx)  
Measurements to fitted wardrobes. Two windows to rear.  
This room was originally two bedrooms and could be converted back should an incoming purchaser so wish.



## BATHROOM

With suite comprising a freestanding bath with shower attachment, vanity unit with wash hand basin and low flush W.C., part tiling to walls, feature flooring and window to side.



## OUTSIDE

One of the standout features of this property is the excellent parking facilities, with a sizable driveway accommodating three or more cars effortlessly. Additionally, for added convenience, there is a garage attached. The good sized rear garden is mainly lawned and ideal for entertaining with patio areas ideally positioned to capture the sun throughout the day and an outdoor bar.





## BAR & PATIO



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

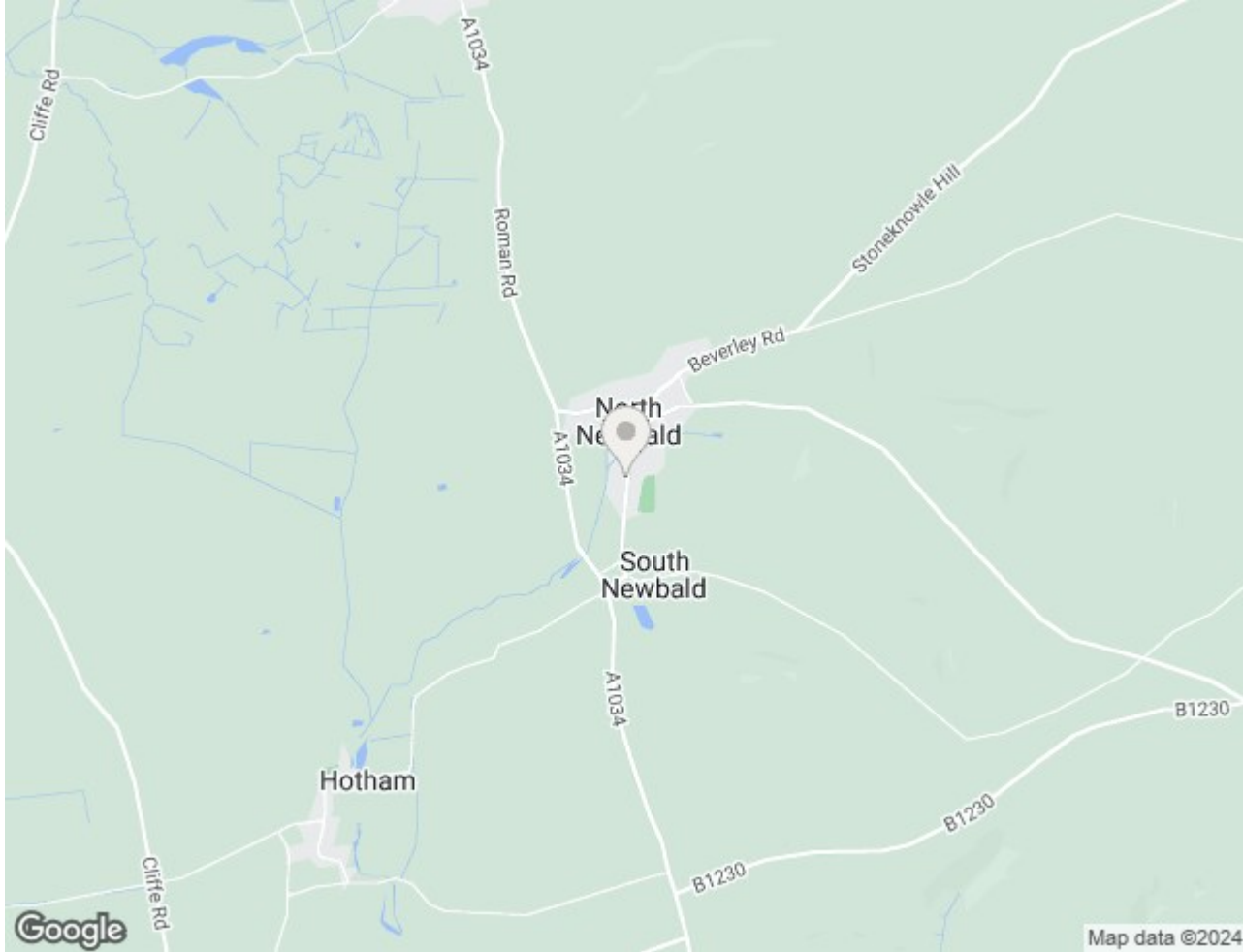
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

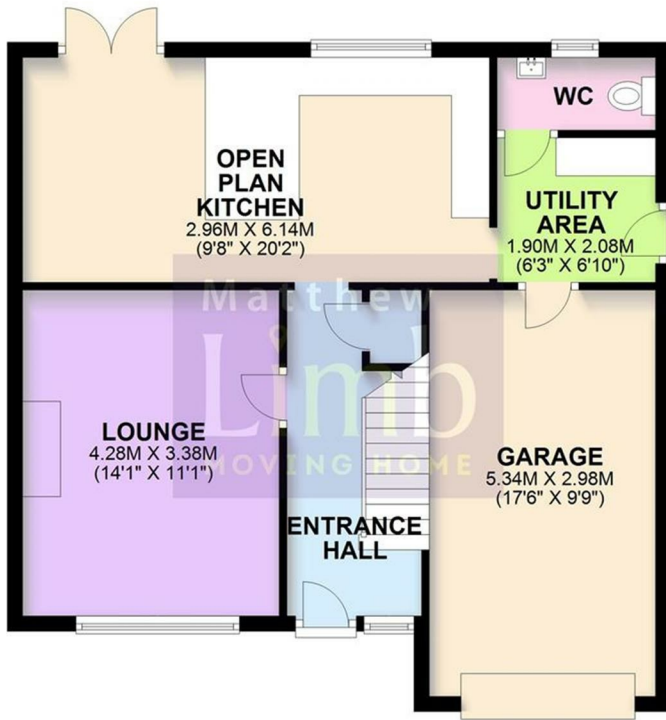


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



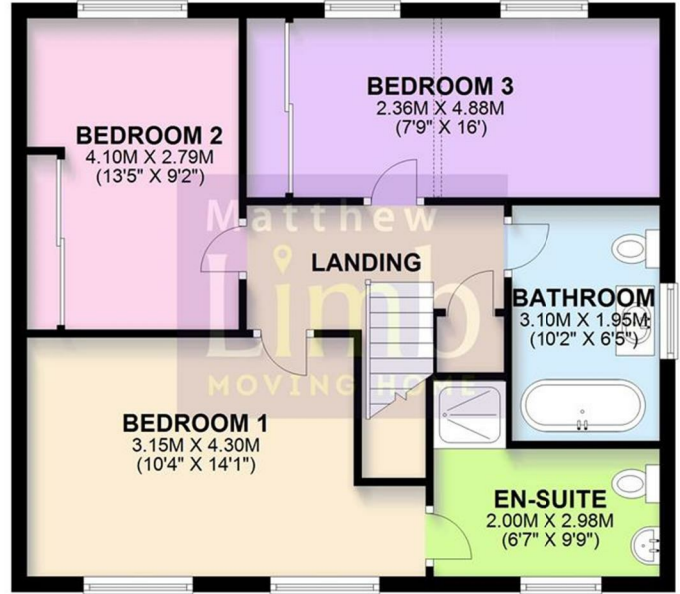
**GROUND FLOOR**

APPROX. 47.6 SQ. METRES (512.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 61.1 SQ. METRES (657.7 SQ. FEET)



TOTAL AREA: APPROX. 108.7 SQ. METRES (1170.2 SQ. FEET)  
**42 INGS DRIVE, NORTH NEWBALD**



