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Matthew
Limb
MOVING HOME



Ferguson House Eastgate, North Newbald, East Yorkshire, YO43 4SD

- 📍 Fabulous Modern Home
- 📍 Beautifully Appointed
- 📍 Approx 2,300 sq. feet
- 📍 Council Tax Band F

- 📍 Five Beds/Three Baths
- 📍 First Class Specification
- 📍 Roof Terrace
- 📍 Freehold/EPC = B

£535,000

INTRODUCTION

A truly stunning and unique property. Of recent construction this double fronted detached house provides a superb range of highly desirable contemporary accommodation extending to around 2,300 sq. feet. The property is ideal for the discerning purchaser wanting the very best of modern living, efficiency and with a keen eye for detail. The specification includes an array of beautiful fittings, under floor heating to the ground floor and quality mock sash textured double glazed windows. The property is delightfully situated along the attractive street scene of Eastgate, just off The Green within the conservation area of this beautiful Wolds village. The property is set back from a gently running stream and outside a gated entrance opens to a private driveway leading on to the large detached garage. A lawned garden and patio enjoy a southerly aspect. The excellent living space combines a separate living room with log burner and bi-fold doors out to the garden, day room/study and a fabulous 32 foot long open plan dining/breakfast kitchen again leading out to the gardens, plus there is a separate utility and WC. Overall there are five good sized bedrooms served by three bath/shower rooms. The main bedroom is a particular feature having a private decked roof terrace plus double doors opening to a Juliet style balcony. The specification is first class combining style and functionality to create a fine home.

LOCATION

Eastgate lies in 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 the A63/M62 motorway network and there is a mainline railway station at Brough which lies approximately 7 miles away. Convenient access can be gained to the historic market town of Beverley, bus connections to Market Weighton, Elloughton, Beverley and York.

VILLAGE GREEN



VILLAGE CENTRE



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs to first floor off, window to front elevation and tiled floor..

LIVING ROOM

19'9" x 13'2" approx (6.02m x 4.01m approx)

With feature recessed corner fireplace with log burner. Bi-fold doors open out to the rear garden.



DAY ROOM/STUDY

12' x 9'1" approx (3.66m x 2.77m approx)
With tiled floor and window to front elevation.



KITCHEN/DINING/BREAKFAST ROOM

32'2" x 10'5" reducing to 8'4" approx (9.80m x 3.18m reducing to 2.54m approx)
Being open plan from front to back this stunning room has a window to the front and double doors lead out to the rear garden. The kitchen area has an extensive range of shaker-style floor and wall units incorporating built-in appliances comprising a single electric oven/grill, four-ring induction hob with filter hood above, under counter one and a half sink with mixer tap, integrated dishwasher, quartz work surfaces and a tiled floor.



KITCHEN AREA



DINING AREA



GARDEN VIEW



UTILITY ROOM

With floor mounted Worcester oil fired central heating boiler. Tiled floor, plumbing for automatic washing machine.

WC

With contemporary suite comprising wash hand basin and low flush WC. Tiled Floor

FIRST FLOOR

LANDING

With stairs to second floor and window to front elevation.



BEDROOM 1

20'1" x 13'9" approx (6.12m x 4.19m approx)

A superb room with part vaulted ceiling and external door to a private roof terrace. Double doors open to a Juliet style balcony with views to St. Nicholas Church.



ROOF BALCONY



EN-SUITE SHOWER ROOM

With contemporary white suite in 'wet room' design with shower area having a rain head and handheld shower system, spray screen, wash hand basin in cabinet with drawer, low level WC, fully tiled walls, window and tiled floor. Heated towel rail.



BEDROOM 2

12' x 10'1" approx (3.66m x 3.07m approx)
With windows to front and side elevations.



BEDROOM 3

12' x 9' approx (3.66m x 2.74m approx)

With cupboard housing hot water cylinder to corner. Window to front elevation.



BATHROOM

10'9" x 6'2" approx (3.28m x 1.88m approx)

With a contemporary suite comprising panelled bath, shower cubicle, wash hand basin and low level WC. Fully tiled walls, tiled floor and window to rear elevation. Heated towel rail.



SECOND FLOOR

LANDING AREA

BEDROOM 4

13'1" x 10'3" approx (3.99m x 3.12m approx)
With a range of fitted wardrobes and drawers. Window to side elevation and two Velux windows.



BEDROOM 5

14' x 9'1" approx (4.27m x 2.77m approx)
With fitted contemporary wardrobes and drawers. Two Velux windows.



BATHROOM

With a contemporary suite comprising bath with mixer tap/shower attachment, wash hand basin and cabinet, low level WC. Tiled floors, heated towel rail, Velux window.



OUTSIDE

Double timber gates open to the driveway which leads on to the large single garage. The southerly facing rear garden incorporates a paved patio and lawned garden.



REAR VIEW OF PROPERTY



GARAGE

The detached garage measure approximately 18' x 11'10" internal.

CENTRAL HEATING

The property has central heating via an oil boiler being underfloor to the ground floor and radiators on the first and second floor.

DOUBLE GLAZING

Mock sash textured wood grain uPVC double glazed windows.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

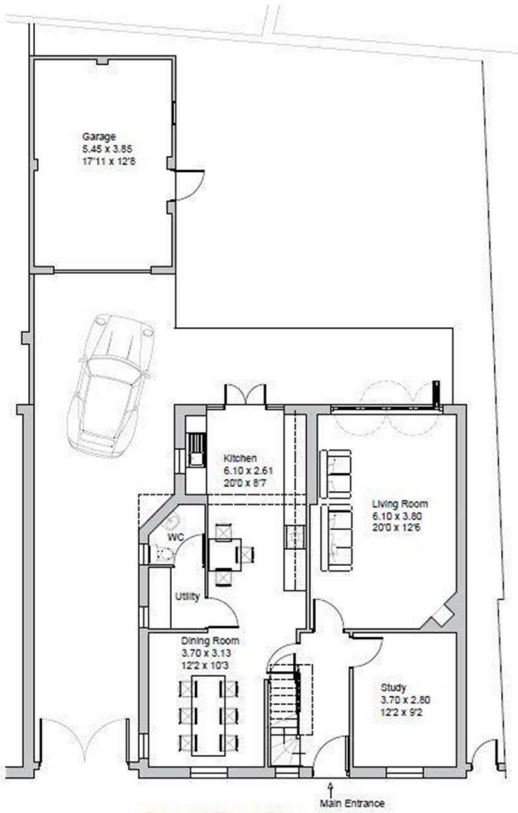
PHOTOGRAPH DISCLAIMER

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.

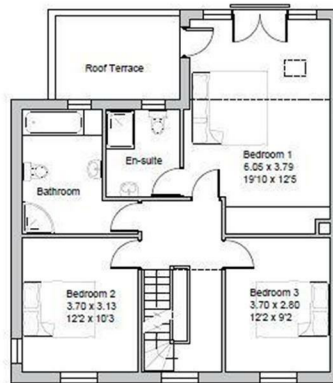
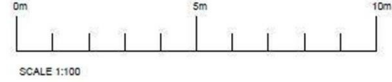
VALUATION SERVICE

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.

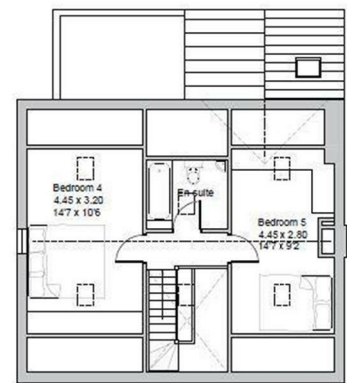




Ground Floor Plan



First Floor Plan



Second Floor Plan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	