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**Limb**  
MOVING HOME



*10 Eastgate, North Newbald, East Yorkshire, YO43 4SD*

- 📍 Delightful Cottage
- 📍 Two Bedrooms
- 📍 Lounge & Study Area
- 📍 Council Tax Band = A
- 📍 Rear Courtyard
- 📍 Some Updating Required
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

**£150,000**

## *INTRODUCTION*

Situated within the heart of the picturesque village of North Newbald is this delightful cottage. Offered for sale with no onward chain, the property has the benefit of uPVC double glazing and oil fired central heating and would benefit from some cosmetic updating. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, study area and kitchen. Upon the first floor are two bedrooms with a "Jack & Jill" bathroom.

There is a courtyard to the rear. Please note - a right of access over the garden of 12 Eastgate is given to 10 Eastgate for access to the oil storage tank and refuse bins.

## *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.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALLWAY*

With staircase leading to the first floor.



## LOUNGE

13'9" x 11'9" approx (4.19m x 3.58m approx)  
With window to front elevation.



## STUDY AREA

Window to rear.



## REAR LOBBY

With central heating boiler and external access door to the rear courtyard. Open through to the kitchen.

*KITCHEN*

13'9" x 4'11" approx (4.19m x 1.50m approx)  
With fitted base and wall units, laminate worksurfaces, tiled splashbacks, sink and drainer, cooker point with hood above, plumbing for a washing machine and tiled floor. Windows to side and rear.



*FIRST FLOOR*

*BEDROOM 1*

12'6" x 11'10" approx (3.81m x 3.61m approx)  
With built in cupboard and window to front.



## BEDROOM 2

7'7" x 6'1" approx (2.31m x 1.85m approx)  
Window to rear.



## JACK & JILL BATHROOM

9'4" x 6'0" approx (2.84m x 1.83m approx)  
With suite comprising a bath with shower over, wash hand basin and low flush W.C. Part tiling to walls, window to rear.



## OUTSIDE

There is a courtyard garden area to the rear. The agent understands that there is a right of access over the garden of 12 Eastgate given to 10 Eastgate for access to the oil storage tank and refuse bins.





## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

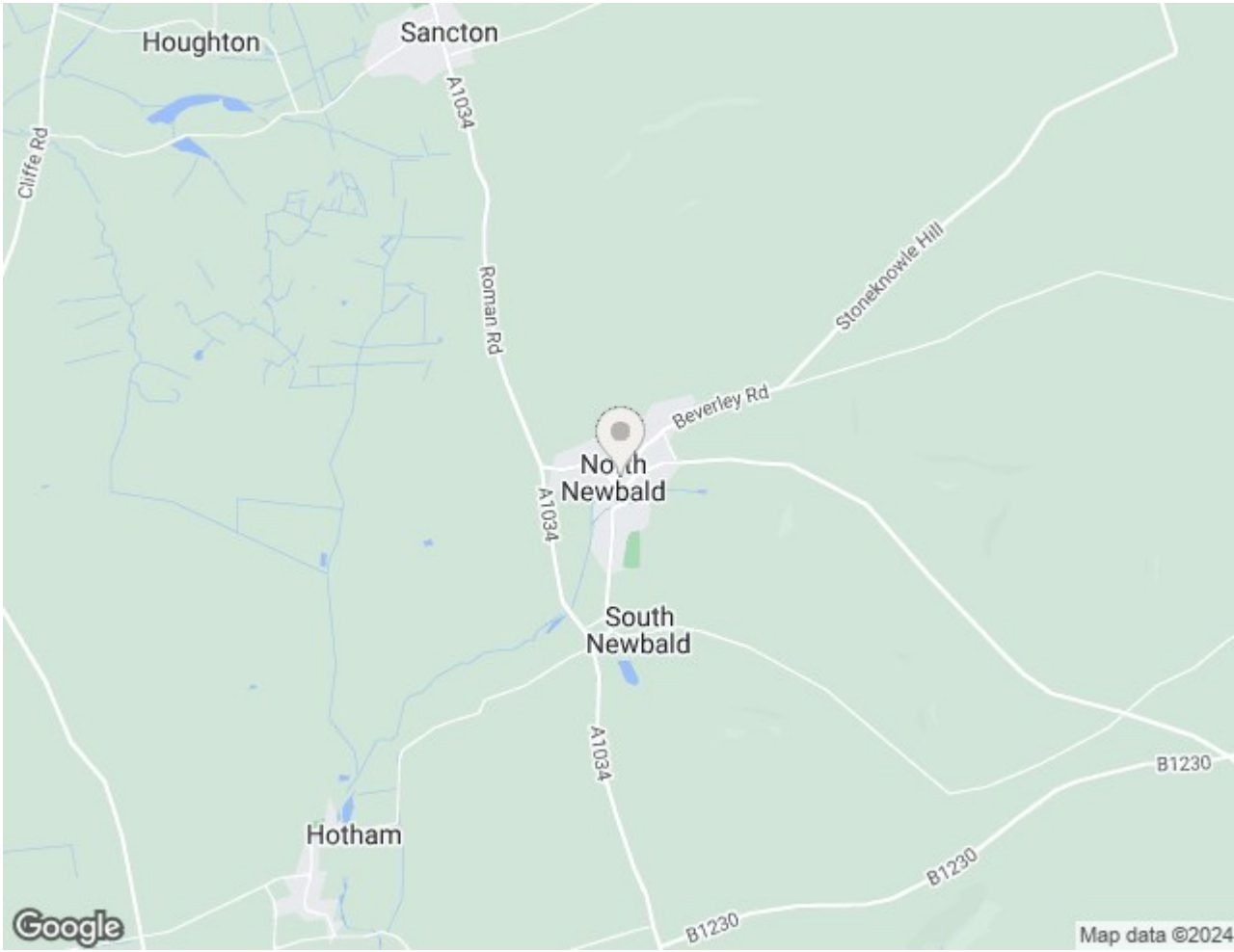
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

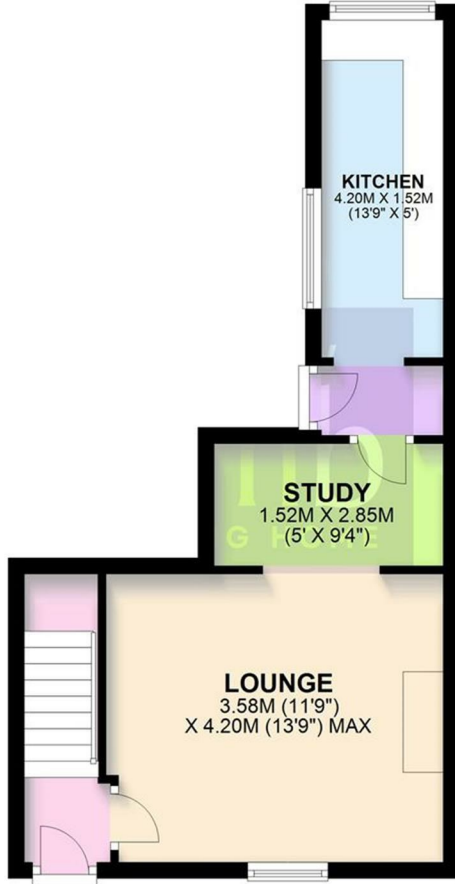
## *VALUATION SERVICE*

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. 31.3 SQ. METRES (336.8 SQ. FEET)



**FIRST FLOOR**

APPROX. 28.9 SQ. METRES (311.2 SQ. FEET)



**TOTAL AREA: APPROX. 60.2 SQ. METRES (648.0 SQ. FEET)**  
**10 EASTGATE, NORTH NEWBALD**



