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**Limb**  
MOVING HOME



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

- 📍 Charming Cottage
- 📍 Two Double Bedrooms
- 📍 Lounge & Study
- 📍 Council Tax Band = B
- 📍 Lovely Rear Garden
- 📍 Village Location
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

**£175,000**



## INTRODUCTION

This charming double fronted cottage enjoys a lovely position within the much sought after village of North Newbald. The property requires a degree of modernisation and the accommodation briefly comprises a lounge, study and kitchen. Upon the first floor are two double bedrooms and a family bathroom. There is partial double glazing and electric heating.

There is a lawned garden to the rear and a side access gate onto Matty Lane. 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.

## 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:

### LOUNGE

14'10" x 13'9" approx (4.52m x 4.19m approx)  
With electric fire and windows to front and rear elevations. Door opens to the staircase leading to the first floor.



### STUDY

7'4" x 5'6" approx (2.24m x 1.68m approx)  
With window and external access door to rear.



*KITCHEN*

14'11" x 8'3" approx (4.55m x 2.51m approx)

With fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, cooker point with filter hood above, plumbing for a washing machine, space for fridge/freezer. Windows to front and side.



*FIRST FLOOR*

*LANDING*

## BEDROOM 1

13'3" x 11'0" approx (4.04m x 3.35m approx)  
With decorative fireplace and window to front elevation.



## BEDROOM 2

15'0" x 10'1" approx (4.57m x 3.07m approx)  
Window to front elevation.



## BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Window to side.





## OUTSIDE

A lawned garden extends to the rear with gravelled area and walled boundary. A gate to the side leads onto Matty Lane. 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 B. 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

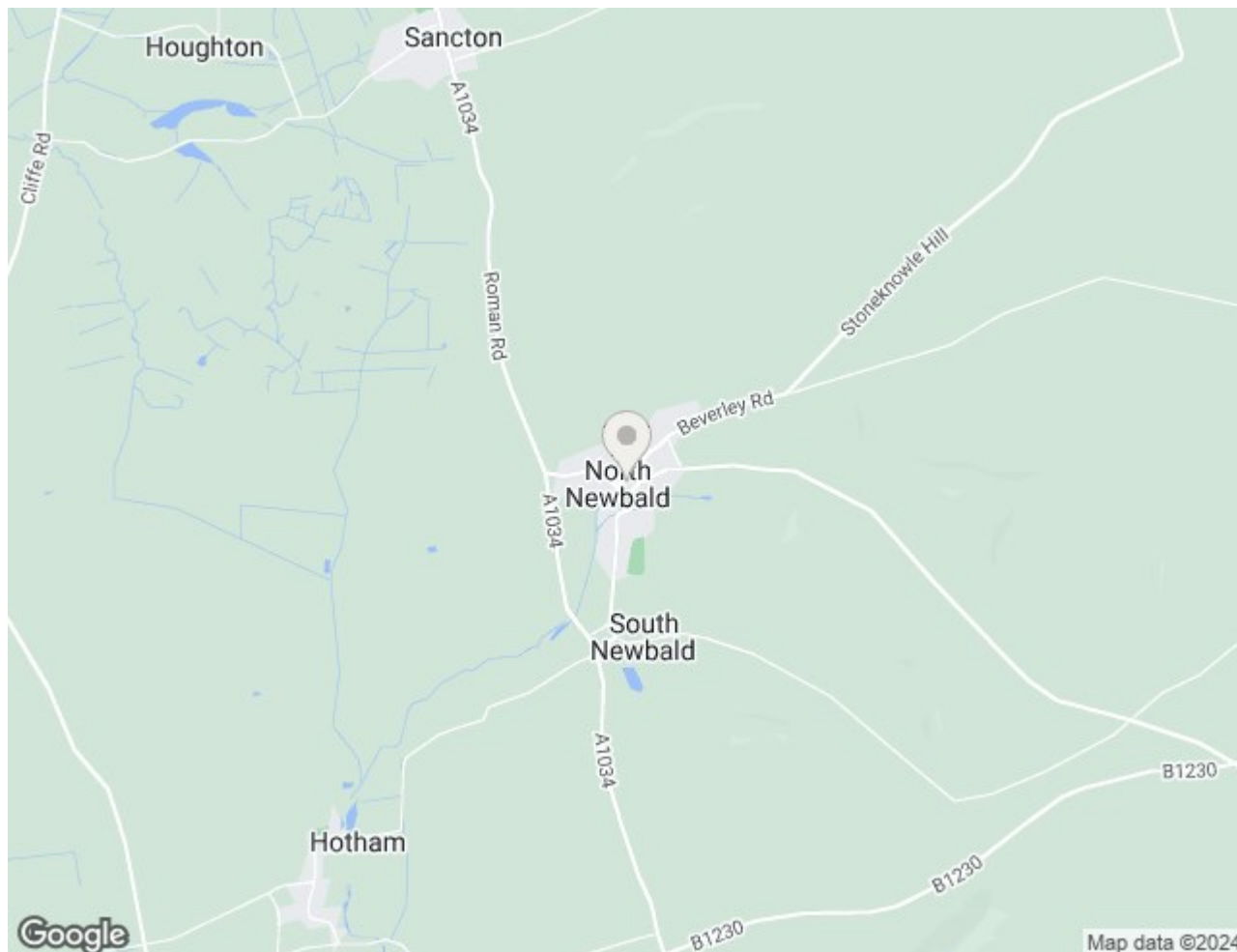
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

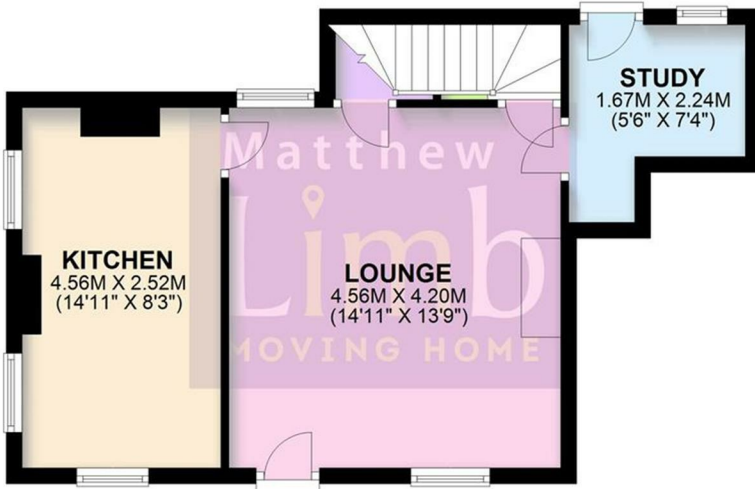
## VALUATION SERVICE

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. 38.7 SQ. METRES (416.8 SQ. FEET)



**FIRST FLOOR**

APPROX. 34.2 SQ. METRES (367.8 SQ. FEET)



TOTAL AREA: APPROX. 72.9 SQ. METRES (784.5 SQ. FEET)  
**12 EASTGATE, NORTH NEWBALD**

