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Limb
MOVING HOME



17 South Newbald Road, North Newbald, East Yorkshire, YO43 4SX

📍 Semi Detached House

📍 4 Bedrooms

📍 2 Reception Rooms

📍 Council Tax Band = B

📍 Dining Kitchen

📍 Parking & Garage

📍 Sought After Village

📍 Freehold/EPC = E

£230,000

INTRODUCTION

This very spacious semi detached house has been extended to create an ideal family home with its four bedrooms, en-suite to bed 1, two reception rooms plus dining kitchen and conservatory. A driveway provides off street parking and there is a good sized garden (currently overgrown). The property is situated close to the village church and its picturesque centre.

LOCATION

This highly regarded Wolds village with its beautiful centre, public houses, well reputed junior school together with surrounding countryside ideal for walking and cycling, is an idyllic place to live. 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 HALL

A spacious hallway with stairs to first floor off.

LOUNGE

15'6" x 10'10" approx (4.72m x 3.30m approx)

With window to front elevation. Feature fire surround with cast grate housing an open fire to chimney breast.



DINING/STUDY

11'0" x 9'9" approx (3.35m x 2.97m approx)

With brick edged fireplace, window to front elevation.



DINING KITCHEN

15'1" x 11'11" approx (4.60m x 3.63m approx)

A super room with fitted units and work surfaces, range cooker, extractor hood above, one and a half sink and drainer and an integrated dishwasher. Windows overlook the rear garden.



CONSERVATORY

12'6" x 8'0" approx (3.81m x 2.44m approx)

Overlooking the gardens with double doors leading out. Tiled floor and glass roof.



UTILITY ROOM

6'9" x 5'10" approx (2.06m x 1.78m approx)

With fitted cupboard, plumbing for automatic washing machine and space for dryer.

FIRST FLOOR

LANDING

BEDROOM 1

15'0" x 11'6" approx (4.57m x 3.51m approx)
Window to rear, fitted wardrobe and cupboards.



EN-SUITE SHOWER ROOM

A modern en-suite comprising concealed flush W.C., wash hand basin with drawers and large shower enclosure, tiled surround, heated towel rail.



BEDROOM 2

12'3" x 10'10" approx (3.73m x 3.30m approx)
Cast fireplace to chimney breast with wardrobes to either side, window to front elevation.



BEDROOM 3

11'8" x 11'0" approx (3.56m x 3.35m approx)
Wardrobe, window to front elevation.

BEDROOM 4

10'6" x 7'0" approx (3.20m x 2.13m approx)
Wardrobe, window to rear elevation.



BATHROOM

With stylish suite comprising bath, wash hand basin and W.C. to fitted furniture. Tiled surround and floor.



OUTSIDE

A driveway provides off street parking. There is a good sized rear garden which is terraced however currently overgrown.

HEATING

There is a combination boiler situated within the loft which is fired by LPG canisters situated to the rear of the house.

DOUBLE GLAZING

The property has the benefit of double glazing.

SERVICES

There is mains drainage, water, electricity connected to the property (No mains gas connected).

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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

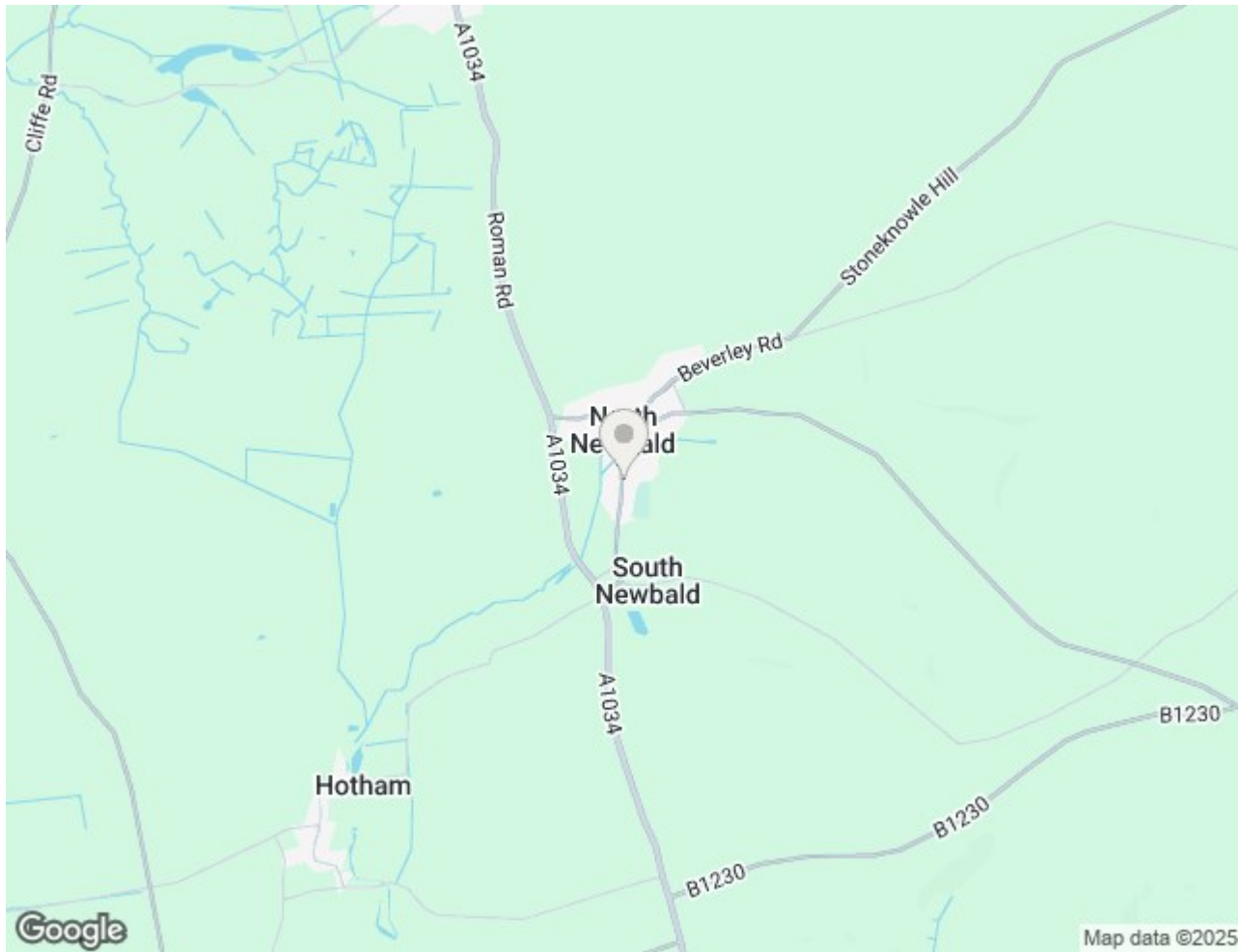
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 131.0 sq. metres (1410.0 sq. feet)
17 South Newbald Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	