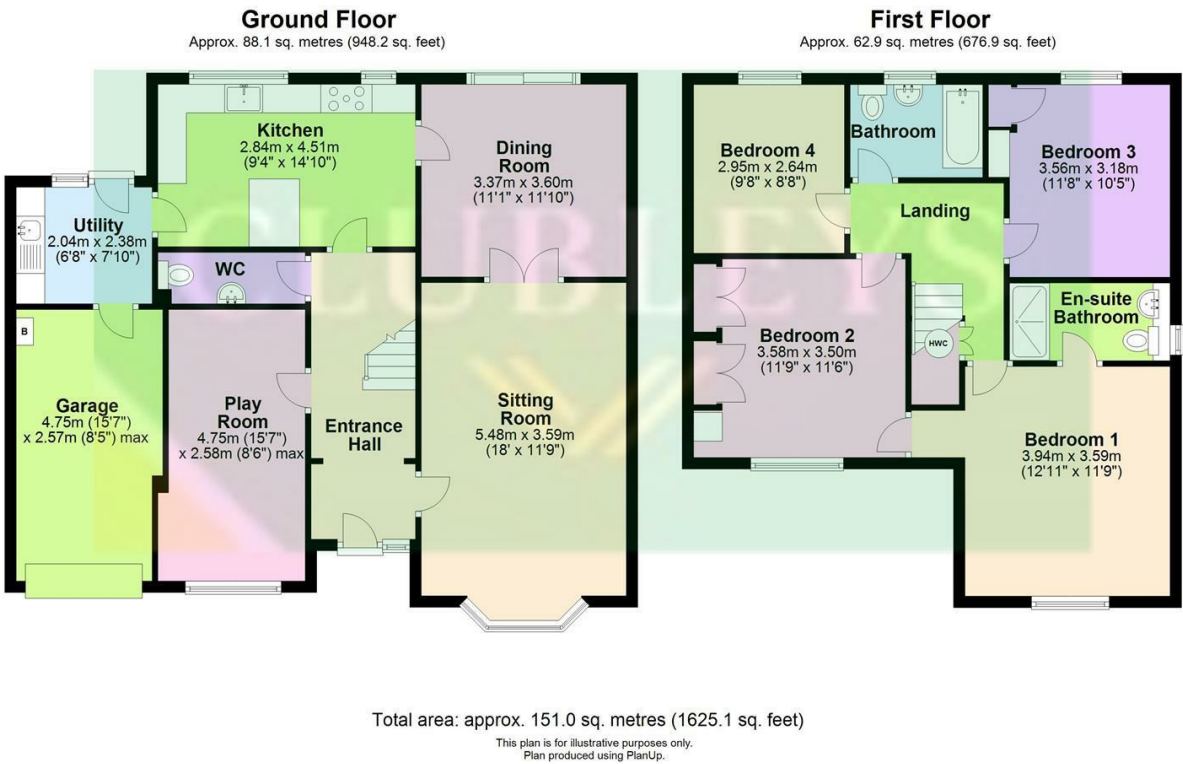


2, Thiseldine Close,  
North Newbald, YO43 4TU  
£450,000



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

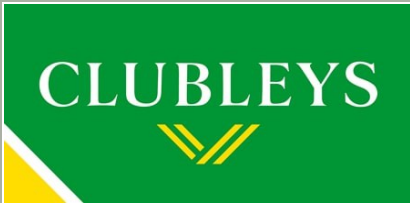
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.


Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



**\*\* VIDEO TOUR \*\*** GUIDE PRICE £450,000 -£465,000 Step into luxury with this exceptional four-bedroom detached house, meticulously upgraded by its current owner to offer unparalleled comfort and style. Boasting a stunning handmade bespoke kitchen by Wolds Furniture, every corner of this home exudes elegance. The ground floor welcomes you with a beautifully tiled entrance hall, cloakroom, and a seamlessly flowing layout leading from the sitting room, with double doors to the dining room, to the bespoke kitchen featuring granite work surfaces and a Rangemaster electric range style cooker with an induction hob. Additional highlights include a utility room and a versatile playroom/office some of which is warmed by underfloor heating for added comfort. Upstairs, four double bedrooms await, each with fitted furniture, alongside an en-suite to the main bedroom and a traditional style bathroom. Outside, the meticulously landscaped garden offers a serene escape, complete with a paved patio seating area, summer house, and an array of flourishing flora, all within walled and fenced boundaries. The rear garden also boasts potential for a single-story extension to the side/rear, presenting the perfect opportunity for a garden room, planning ref: 22/02999/PLF. With a manicured front lawn, various shrubs, and a tarmac driveway leading to the integral garage, this home epitomises sophisticated living at its finest. With several eco-friendly and energy-efficient features, this property provides an EV Charge point to the front of the porch, solar panels with FIT payments which offer a sustainable way to generate electricity. Additionally, a separate solar electronic heating system for hot water further reduces the property's carbon footprint and energy costs.



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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          | <b>82</b> | <b>87</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.



Tenure: Freehold, First Right of Yorkshire Council BAND: E

www.clubleys.com





## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, traditional radiator with cover, ceiling coving, stairs to first floor, tiled floor with under floor heating.

### WC

Two piece white suite comprising high flush W.C., pedestal wash hand basin, radiator, partially panelled walls, ceiling coving, extractor fan, tiled floor with under floor heating.

### SITTING ROOM

5.48m x 3.59m (17'11" x 11'9")  
Feature multi fuel stove set on limestone hearth with matching surround, bay window, ceiling coving, TV aerial point, telephone point, two radiators, double doors leading to dining room.

### DINING ROOM

3.37m x 3.60m (11'0" x 11'9")  
Laminate flooring with under floor heating, ceiling coving, radiator, double doors leading to rear garden.

### KITCHEN

2.84m x 4.51m (9'3" x 14'9")  
Handmade bespoke kitchen by Wolds Furniture Company, fitted with a range of wall and base units comprising granite work surface, Belfast sink unit, solid oak window sills, Rangemaster electric range style cooker with induction hob, with extractor hood over, integral Bosch dishwasher, breakfast bar, traditional style vertical radiator, recessed ceiling lights, laminate flooring with under floor heating.

### UTILITY

2.04m x 2.38m (6'8" x 7'9")  
Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, plumbing for automatic washing machine, partially tiled walls, ceiling coving, radiator, laminate flooring with under floor heating, PVC rear entrance door, door leading to garage.

### PLAY ROOM/OFFICE

4.75m x 2.58m max (15'7" x 8'5" max)  
Laminate flooring, radiator, ceiling coving.

### FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space with ladder, light and partially boarded, airing cupboard housing hot water cylinder, radiator with cover, ceiling coving.

### BEDROOM ONE

3.94m x 3.59m (12'11" x 11'9")  
Radiator, ceiling coving, door leading to dressing room.

### EN SUITE

Three piece suite comprising step in shower cubicle with booster shower pump, wash hand basin set on vanity unit, low flush W.C., touch sensitive mirror

### BEDROOM TWO

3.58m x 3.50m (11'8" x 11'5")  
Currently used as a dressing room. Fitted wardrobes to one wall with matching cupboards, ceiling coving, radiator.

### BEDROOM THREE

3.56m x 3.18m (11'8" x 10'5")  
Fitted wardrobe with matching dressing table, radiator, ceiling coving.

### BEDROOM FOUR

2.95m x 2.64m (9'8" x 8'7")  
Radiator, laminate flooring, ceiling coving, TV aerial point.

### BATHROOM

Three piece white suite comprising traditional radiator, panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, shaver point, laminate flooring, extractor fan.

### GARAGE

4.75m x 2.57m max (15'7" x 8'5" max)  
Electric roller door, power and light, wall mounted gas fired central heating boiler.

### OUTSIDE

Outside, the meticulously landscaped garden offers a serene escape, complete with a paved patio seating area, summer house, and an array of flourishing flora, all within walled and fenced boundaries. With a manicured front lawn, various shrubs, and a tarmac driveway leading to the integral garage.

### ADDITIONAL INFORMATION

Planning permission application for a single-story extension to the side/rear, presenting the perfect opportunity for a garden room, Planning ref: 22/02999/PLF.

### SERVICES

Mains water, Lpg gas, electricity and drainage. Solar panels with quarterly FIT Payments to the owner, separate solar thermal heating system to provide hot water.

### APPLIANCES

No appliances have been tested by the agent.

