



8, Burgate,
North Newbald, YO43 4SG
£435,000



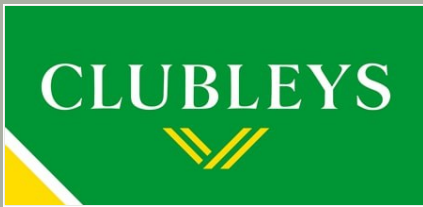
ABOUT THE PROPERTY

Nestled in the heart of the charming village of North Newbald, this exquisite double-fronted period property, believed to be around 350 years old, offers a captivating blend of historic charm and contemporary sophistication. Boasting a meticulously styled interior, the home reflects the owners' impeccable taste, featuring mid-century modern design elements throughout. Upon entering, you're greeted by an inviting entrance hall leading to a spacious sitting room with a dining area, adorned with elegant wood flooring. A cosy study, also with wood flooring, provides the perfect retreat for work or relaxation. The well-appointed kitchen/diner offers delightful garden and hill views, complemented by a spacious pantry and separate utility room. Upstairs, the allure continues with three generously sized double bedrooms, including a main bedroom with a four-piece en-suite, and a beautifully appointed bathroom. Outside, the property showcases a sizable rear garden complete with a coal house, summer house, garden shed, vegetable plot, lush greenery, and expansive lawns, providing an idyllic setting for outdoor enjoyment. Additionally, there is a gravelled area at the rear of the property providing ample parking. This remarkable property presents a rare opportunity to own a piece of history infused with modern elegance in a highly sought-after location. The property is located in a conservation area.

Tenure: Freehold. East Riding of Yorkshire Council band: E







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, solid wooden flooring.

SITTING ROOM

3.62m x 4.75m (11'10" x 15'7")

Multi fuel stove, with wooden mantle and slate hearth, cupboard to alcove, two traditional radiators, wooden flooring, T.V. aerial point, step up to

DINING AREA

3.62m x 3.27m (11'10" x 10'8")

Wooden flooring, telephone point.

STUDY

3.62m x 3.61m (11'10" x 11'10")

Wooden flooring, multi fuel stove with brick inset, wooden mantle and slate hearth, ceiling coving.

KITCHEN/DINER

3.64m x 3.85m (11'11" x 12'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, integrated dishwasher, integrated fridge/freezer, electric oven, induction hob with extractor hood over, tiled floor, fitted cupboard to alcove, part panelled walls, multi fuel stove with decorated tile inset, part tiled walls. rear stable door.

PANTRY

1.69m x 3.06m (5'6" x 10'0")

Shelved, tiled floor.

UTILITY

1.82m x 3.74m (5'11" x 12'3")

Tiled floor, traditional radiator, rear entrance door, recessed ceiling lights, access to loft space, cupboard housing floor standing oil fired central heating boiler, plumbing for automatic washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.68m x 5.13m (12'0" x 16'9")

Access to roof space, telephone point.

EN SUITE

3.69m x 2.76m (12'1" x 9'0")

Four piece suite comprising low flush W.C., pedestal wash hand basin with tiled splashback, free standing bath, step in shower cubicle, traditional radiator, tiled floor, chrome heated towel rail, access to roof space.

BEDROOM TWO

3.66m x 3.90m max (12'0" x 12'9" max)

Traditional radiator, access to loft space, airing cupboard housing hot water cylinder.

BEDROOM THREE

3.70m x 3.67m (12'1" x 12'0")

Feature fireplace with surround and hearth, traditional radiator, door to landing area.

BATHROOM

1.89m max x 3.23m max (6'2" max x 10'7" max)

Three piece suite comprising low flush W.C., panelled bath, pedestal wash hand basin, part tiled walls, traditional radiator.

OUTSIDE

Outside, the property showcases a sizable rear garden complete with a coal house, summer house, garden shed, vegetable plot, lush greenery, and expansive lawns, providing an idyllic setting for outdoor enjoyment. Additionally, there is a gravelled area at the rear of the property providing ample parking.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





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

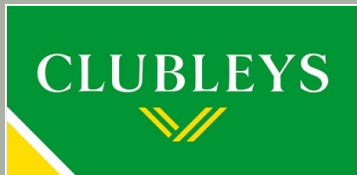
FREE VALUATIONS FOR SALE

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.

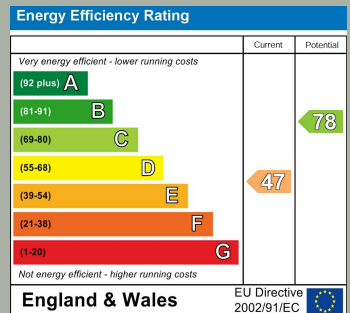
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield 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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.