



Rose Cottage, South Newbald Road,
North Newbald, YO43 4SX
£395,000



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)
This plan is for illustrative purposes only.
Plan produced using PlanUp.



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

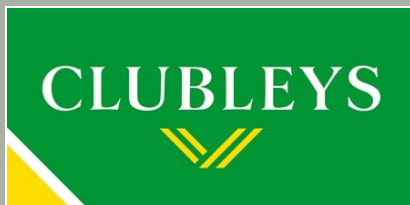
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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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.

Discover the charm of Rose Cottage, a delightful four-bedroom detached home dating back to the early 1900s. This double-fronted property stands proudly on a generous plot, boasting a meticulously maintained garden. The inviting interior features an entrance hall with stairs to the first floor, a cosy sitting room with a multi-fuel stove, a formal dining room also equipped with a multi-fuel stove, a well-equipped kitchen, a utility room, and a convenient cloakroom. Upstairs, you'll find four comfortable bedrooms and a family bathroom. Outside, a raised wall with a central gate encloses the front lawned garden. Additional side access leads to a driveway that extends to the rear, providing entry to the detached garage. The rear garden is a serene haven, with paved seating areas, lush lawns, and a variety of mature trees, flowers, and shrubs. Eco-friendly and energy-efficient features include an EV charge point and solar panels, offering a sustainable way to generate electricity. Rose Cottage is the perfect blend of historical charm and modern living, offering a tranquil retreat in a picturesque setting.

rightmove Tenure: Freehold. East Riding of Yorkshire Council Band E.

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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, two radiators, dado rail, stairs to first floor.

SITTING ROOM

4.11m x 3.65m (13'5" x 11'11")

Multi fuel stove set on marble hearth, wooden surround, decorated beams, T.V. aerial point, radiator.

DINING ROOM

4.12m x 3.65m (13'6" x 11'11")

Multi fuel stove set on tiled hearth, wooden mantle, alcove area with downstairs cupboard, wooden flooring, decorated beams, radiator.

KITCHEN

2.38m x 4.58m (7'9" x 15'0")

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, eye level double oven, ceramic hob, extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, plumbing for automatic washing machine, part tiled walls, under unit lighting, tiled floor, radiator,

UTILITY ROOM

2.46m x 2.25m (8'0" x 7'4")

Base units, work surfaces, integrated freezer, radiator, tiled floor, dado rail.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, chrome heated towel rail, tiled floor, dado rail.

FIRST FLOOR ACCOMMODATION**LANDING**

Dado rail.

BEDROOM ONE

4.11m x 3.66m (13'5" x 12'0")

Fitted cupboard, radiator.

BEDROOM TWO

4.11m x 3.65m (13'5" x 11'11")

Access to loft space, radiator.

BEDROOM THREE

2.46m x 3.65m (8'0" x 11'11")

Dado rail, radiator.

BEDROOM FOUR

1.55m x 2.53m (5'1" x 8'3")

Radiator.

BATHROOM

Four piece suite comprising bath with step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, chrome heated towel rail, extractor.

OUTSIDE

Outside, a raised wall with a central gate encloses the front lawned garden. Additional side access leads to a driveway that extends to the rear, providing entry to the detached garage. The rear garden is a serene haven, with paved seating areas, lush lawns, and a variety of mature trees, flowers, and shrubs.

BOILER ROOM

Floor standing oil fired central heating boiler.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

Eco-friendly and energy-efficient features include an EV charge point and solar panels, offering a sustainable way to generate electricity.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

