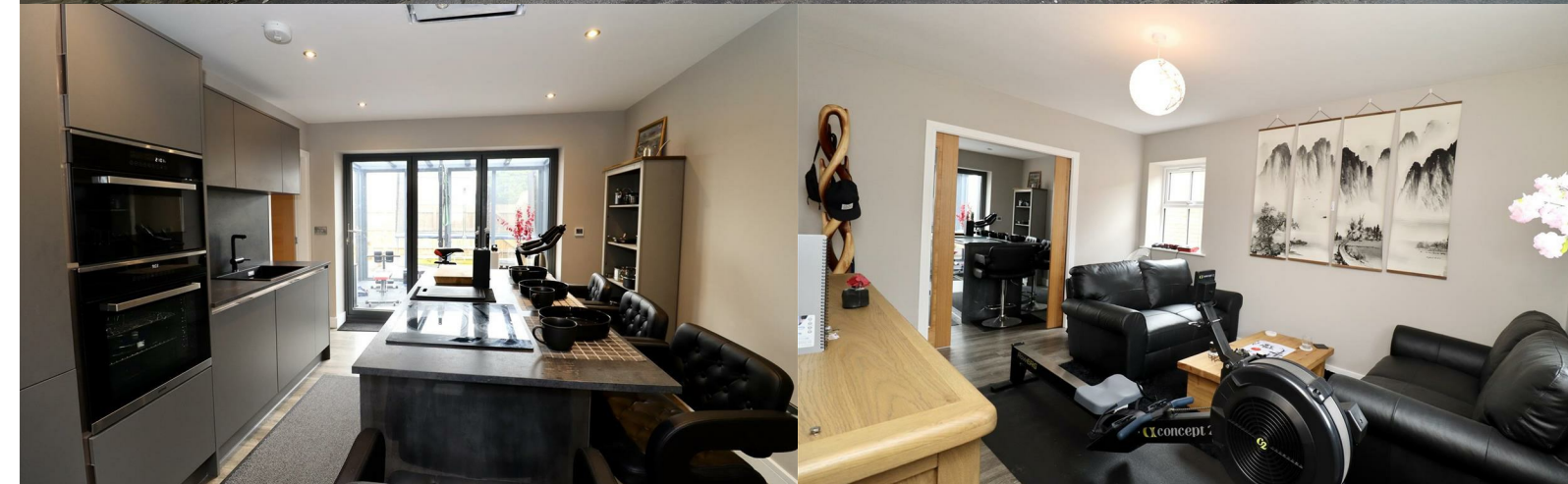




Taybell, Westgate,
North Newbald, YO43 4SN
£340,000



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.

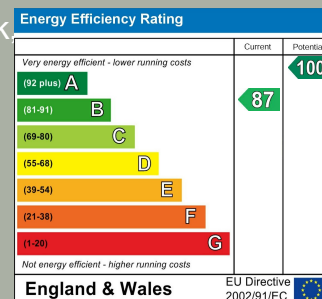
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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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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.

Discover this exquisite two-bedroom semi-detached cottage-style property, constructed with elegant light stone brick and boasting high specifications throughout. Embrace eco-friendly living with an air source heat pump central heating system and solar panels. The spacious entrance hall features a convenient WC and leads to a sitting room with sliding doors that open to a state-of-the-art kitchen. This kitchen is a culinary dream, equipped with integrated appliances and an island with a breakfast bar, seamlessly extending into a glass room through bi-fold doors, perfect for merging indoor and outdoor living. The ground floor also includes a practical utility room.

Upstairs, a generous landing provides access to two well-proportioned bedrooms and a modern, luxurious bathroom. The property benefits from Karndean flooring and underfloor heating on the majority of the ground floor, ensuring warmth and comfort. Outside, the south-facing rear garden has been thoughtfully upgraded with slate paving and features fenced boundaries with gated access to allocated parking at the rear. Enjoy open countryside views at the front and views towards the Yorkshire Wolds at the rear.

Tenure: Freehold. East Riding of Yorkshire Council BAND B.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, Karndean flooring with under floor heating, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set on vanity unit, extractor fan.

SITTING ROOM

4.14 x 3.40 (13'6" x 11'1")

Sliding doors to Kitchen, Karndean flooring with under floor heating.

KITCHEN

3.65 x 3.40 (11'11" x 11'1")

Fitted with a range of wall and floor units comprising work surfaces, composite sink unit, integrated fridge/freezer, integrated dishwasher, extractor, Karndean flooring with under floor heating, bi-fold doors to Glass Room.

UTILITY ROOM

1.95 x 2.02 (6'4" x 6'7")

Fitted with base units comprising work surfaces, single drain sink unit, space for automatic washing machine, cupboard housing central heating boiler, tank and heating controls, Karndean flooring with under floor heating.

GLASS ROOM

2.96 x 3.72 (9'8" x 12'2")

A versatile structure built with large glass panels, creating a seamless blend between the interior and exterior.

FIRST FLOOR ACCOMMODATION

LANDING

Velux window.

BEDROOM ONE

4.12 x 2.83 (13'6" x 9'3")

Radiator, Karndean flooring.

BEDROOM TWO

3.09 x 2.62 (10'1" x 8'7")

Radiator, Karndean flooring, fitted cupboard.

BATHROOM

Three piece comprising panelled bath with shower over, dual head shower, shower screen, wash hand

basin set on drawer unit, low flush W.C., tiled walls, tiled floor, Velux window.

OUTSIDE

Outside, the south-facing rear garden has been thoughtfully upgraded with slate paving and features fenced boundaries with gated access to allocated parking at the rear.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. The property is heated with an electric air source heat pump. The property has solar panels, offering a sustainable way to generate electricity.

APPLIANCES

No Appliances have been tested by the Agent.

