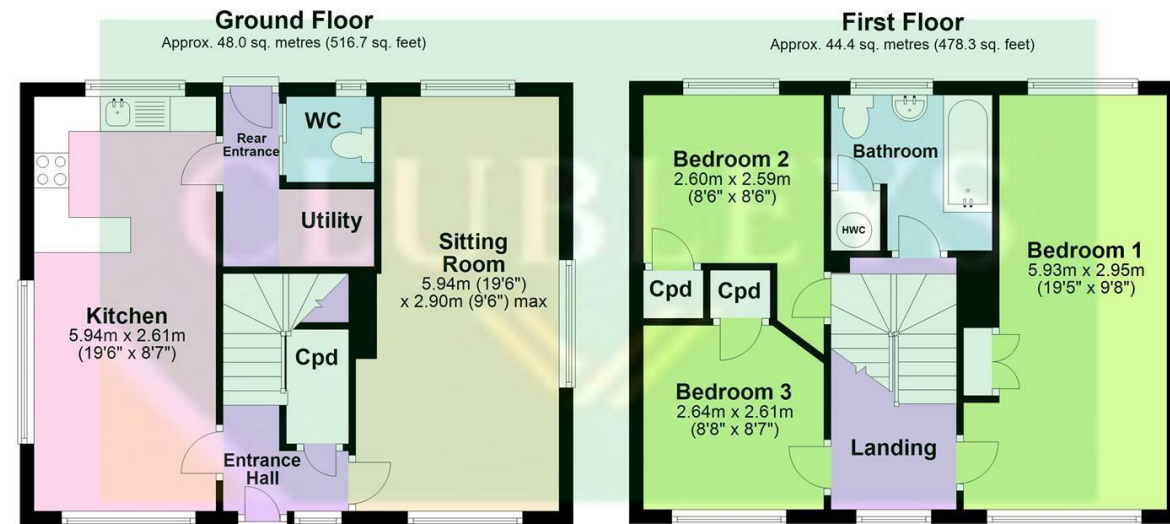




36, South Newbald Road,
North Newbald, YO43 4SX
£190,000



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |

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.

This three-bedroom detached double-fronted property, located on a desirable corner plot, is being offered with no onward chain. Owned by the same family since it was built, the home features a welcoming entrance hall leading to a dual-aspect sitting room, a spacious kitchen diner, utility room, and convenient WC. Upstairs, you'll find three bedrooms and a family bathroom. The interior is neutrally decorated throughout, providing a blank canvas that is in need of updating, with the price reflecting this opportunity. Outside, the property boasts a lawned garden at the front, a gravelled parking area to the side, and a private lawned garden with fence boundaries at the rear. With ample potential and the opportunity to add your personal touch, this home is perfect for those looking to create something special.

Tenure: Freehold. East Riding of Yorkshire Council Band D.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, cupboard under, ceiling coving.

SITTING ROOM

5.94m x 2.90m max (19'5" x 9'6" max)
 Dual aspect, two radiators, ceiling coving, T.V. aerial point.

KITCHEN

5.94m x 2.61m (19'5" x 8'6")
 Fitted with a range of wall and base units comprising work surfaced, electric oven, hob, extractor hood over, stainless steel sink unit, plumbing for dishwasher, integrated fridge, two radiators, ceiling coving, telephone point.

REAR ENTRANCE

PVC rear entrance door, access to Utility and W.C.

UTILITY

Plumbing for automatic washing machine.

W.C.

Low flush W.C.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving.

BEDROOM ONE

5.93m x 2.95m (19'5" x 9'8")
 Two radiators, fitted cupboard, ceiling coving, telephone point.

BEDROOM TWO

2.60m x 2.59m (8'6" x 8'5")
 Radiator, fitted cupboard, ceiling coving.

BEDROOM THREE

2.64m x 2.61m (8'7" x 8'6")
 Radiator, fitted cupboard, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., fitted cupboard housing hot water cylinder, heated towel rail, fully tiled walls, ceiling coving, access to loft (part boarded).

OUTSIDE

Outside, the property boasts a lawned garden at the front, a gravelled parking area to the side, and a private lawned garden with fence boundaries at the rear.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, oil and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

