



42, Ings Drive,
North Newbald, YO43 4TB
£335,000



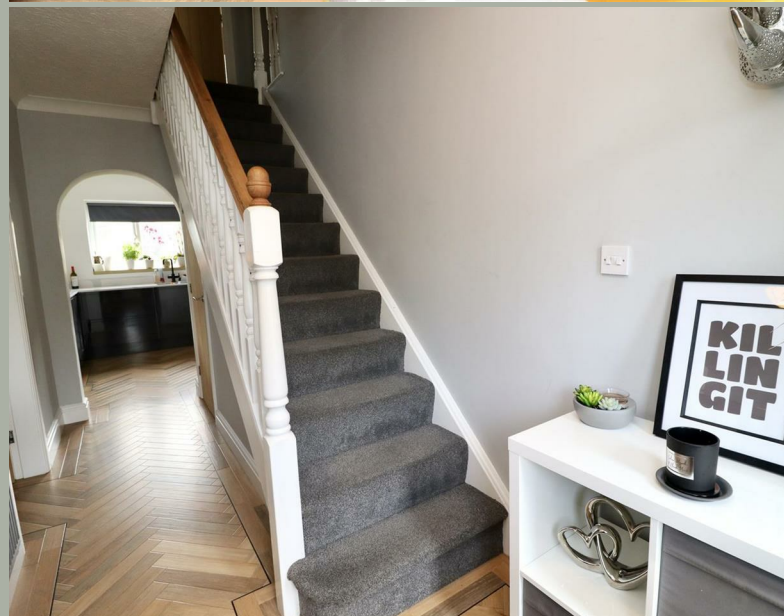
ABOUT THE PROPERTY

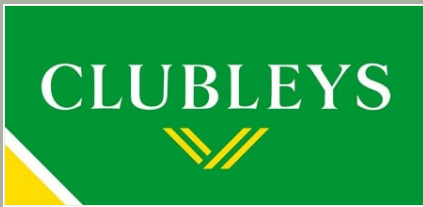
Presenting a hidden gem in the highly desirable village of North Newbald, this stunning three-bedroom home is a true testament to its owners' care and vision. Built in 2001 by the current owner, the property showcases meticulous attention to detail, contemporary design, and a host of sought-after features. The versatile layout includes a third bedroom that was previously divided to create an additional room, a feature that can easily be reinstated to accommodate growing families. The ground floor offers a warm and welcoming entrance hall, leading to a cosy sitting room with a log-burning stove, and a modern, well-equipped dining kitchen—a true highlight, perfect for family gatherings and social occasions. The ground floor also includes a utility room and a convenient cloakroom. Upstairs, you'll find three generously sized bedrooms, with the master boasting a spacious en-suite, along with a stylish family bathroom. The rear garden, ideal for relaxing or entertaining, is mainly laid to lawn, featuring a paved patio and an outdoor bar—perfect for summer evenings. The front of the property provides ample parking with a gravel driveway for three or more cars, leading to an integral garage. Thoughtful upgrades throughout the home include oak doors, Karndean flooring on the ground floor, and quartz worktops in the kitchen, adding both style and quality to this beautifully maintained property.

Contact Clubleys to make this your next home.

Tenure Freehold, East Riding of Yorkshire Council Band D







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor, under stairs cupboard, radiator, Karndean flooring, ceiling coving.

SITTING ROOM

4.30m x 3.35m (14'1" x 10'11")

Feature log burner with oak mantle and slate hearth, radiator, ceiling coving, Karndean flooring.

DINING KITCHEN

2.81m x 6.16m (9'2" x 20'2")

Fitted with a range of wall and base units comprising quartz work surface, inset sink unit with drainer and mixer tap including instant boiling water tap, eye level double electric oven, integral fridge and freezer, integral dishwasher, induction hob and hood in one, recessed ceiling lights, vertical radiator x 2, double doors leading to the garden, Karndean flooring.

UTILITY ROOM

Fitted with wall and base units incorporating automatic washing machine, recessed ceiling lights, Karndean flooring, rear entrance door, internal door to garage.

W.C.

Two piece white suite comprising low flush W.C., wash hand basin set on vanity unit, Karndean flooring, radiator, recessed ceiling lights, extractor fan, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, radiator, fitted cupboard.

BEDROOM ONE

0.91m.5.79mm x 1.52m.7.01mm (3.19m x 5.23m)

Radiator.

EN SUITE

Three piece white suite comprising low flush W.C. and wash hand basin set in vanity unit, step in shower cubicle, partially tiled walls, extractor fan.

BEDROOM TWO

4.11m x 2.77m (13'5" x 9'1")

Fitted wardrobes to one wall, laminate flooring, radiator.

BEDROOM THREE

2.37m x 4.85m (7'9" x 15'10")

Fitted wardrobes to one wall, laminate flooring, radiator. (Originally split into 2 bedrooms)

BATHROOM

Three piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, freestanding bath with chrome mixer tap and hand held shower attachment, partially tiled walls, extractor fan, chrome ladder style radiator.

GARAGE

Oil fired central heating boiler, up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

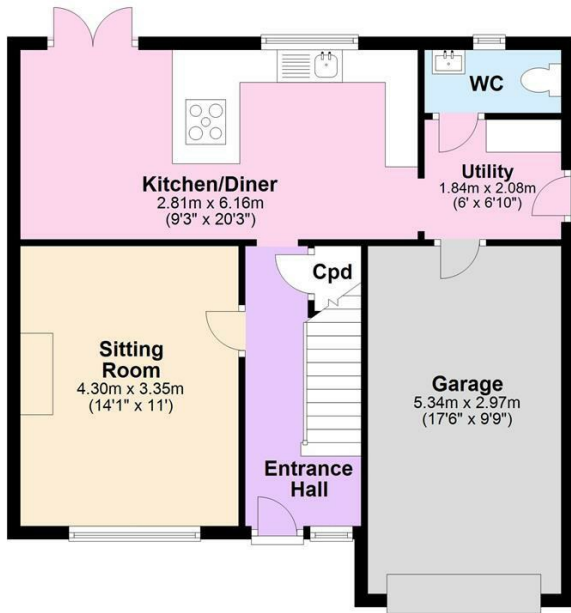
APPLIANCES

No appliances have been tested by the agent.



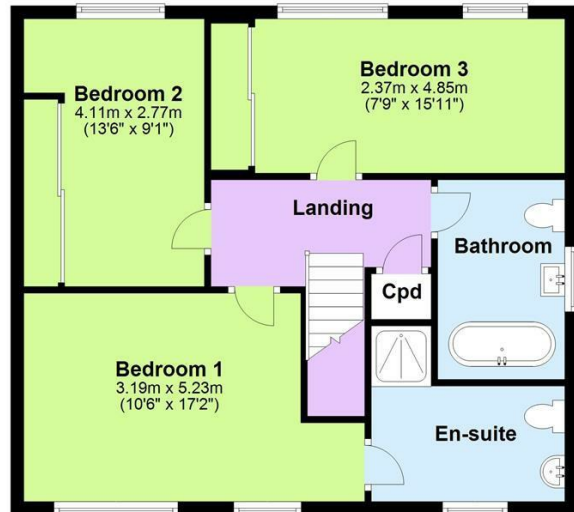
Ground Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



First Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.1 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

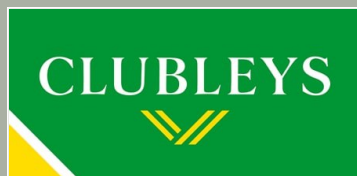
FREE VALUATIONS FOR SALE

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		
(69-80)	C		
(55-68)	D	61	74
(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.