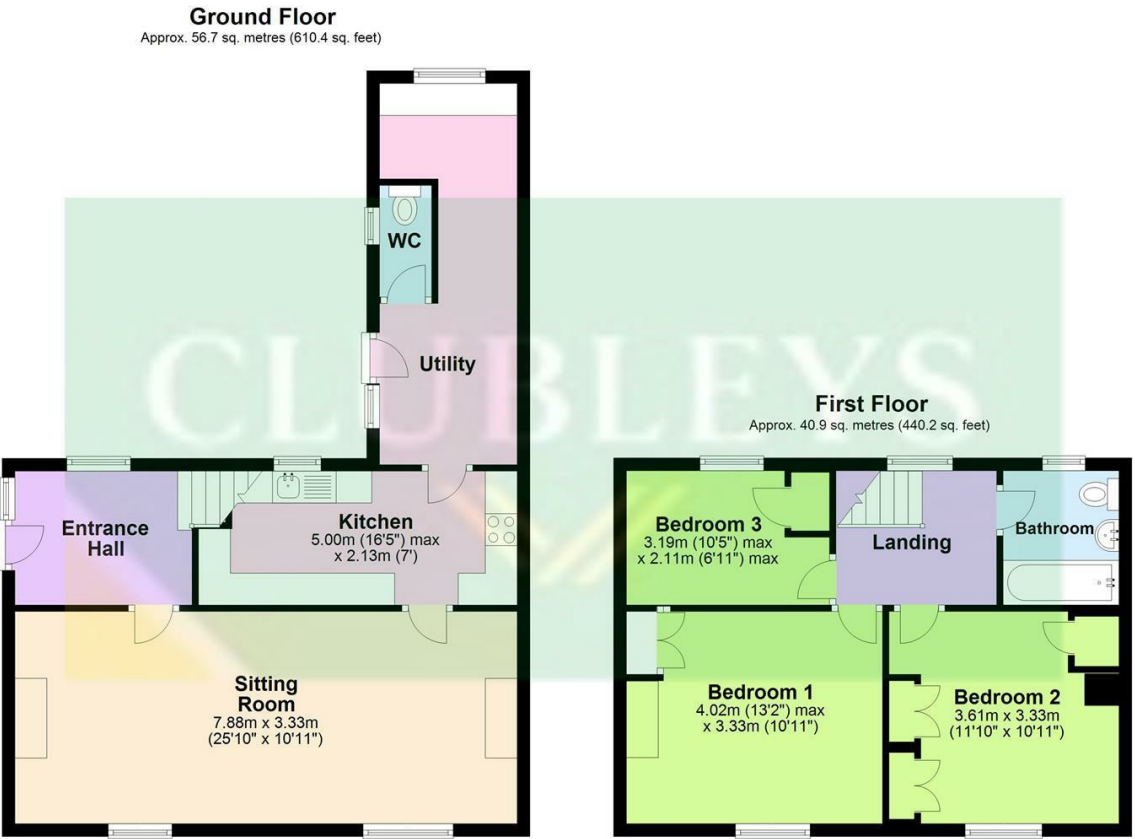




16, Church Mount,  
North Newbald, YO43 4SY  
£165,000



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.

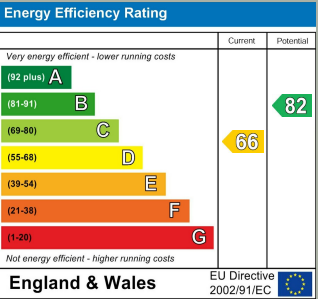
**MORTGAGES**

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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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.

**\*\* OFFERING NO ONWARD CHAIN \*\***Set in the charming village of North Newbald with lovely views of the historic Church, this three-bedroom semi-detached property offers an exciting opportunity for personalisation. Owned by the same family for nearly 50 years, the home features an entrance hall that leads to a spacious front sitting room, originally two rooms now combined. At the rear, the kitchen opens to a covered porch area, connecting to a convenient WC and utility room for added functionality. Upstairs, three comfortable bedrooms and a family bathroom. The property sits on a generous plot, with a lawned front garden bordered by hedges for privacy. A large gate opens to the side driveway, leading to a detached garage and a lawned garden at the rear. This home offers immense potential in a peaceful village setting, ready to be transformed into your own haven. Tenure: Freehold. East Riding of Yorkshire Council BAND B.



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### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

PVC side entrance door, stairs to first floor, ceiling coving, radiator.

#### SITTING ROOM

7.88 x 3.33 (25'10" x 10'11")

Feature stone fireplace, multi fuel stove with back boiler, wooden mantle, two fitted display cabinets, ceiling rose, T.V. aerial point, ceiling coving, radiator.

#### KITCHEN

5.00 x 2.13 (16'4" x 6'11")

Fitted with a range of wall and base units, work surfaces, stainless steel sink unit, plumbing for automatic washer, dishwasher, eye level double oven, electric hob, extractor hood over, part tiled walls, tiled floor, telephone point.

#### UTILITY

PVC rear entrance door, exposed brick, work surfaces, plumbing for automatic washing machine, part polycarbonate roof.

#### W.C.

Low flush W.C., part tiled walls.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to roof space, ceiling coving, radiator.

#### BEDROOM ONE

4.02 x 3.33 (13'2" x 10'11")

Fitted cupboard, ceiling coving, radiator.

#### BEDROOM TWO

3.61 x 3.33 (11'10" x 10'11")

Fitted wardrobes to one wall, fitted cupboard housing hot water cylinder, ceiling rose, telephone point, ceiling coving, radiator,

#### BEDROOM THREE

3.19 x 2.11 (10'5" x 6'11")

Fitted cupboard, ceiling coving, radiator.

#### BATHROOM

Three piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath, shower over, fully tiled walls, radiator.

### OUTSIDE

The property sits on a generous plot, with a lawned front garden bordered by hedges for privacy. A large gate opens to the side driveway, leading to a detached garage and a lawned garden at the rear.

### GARAGE

6.70 x 4.39 (21'11" x 14'4")

Electric power door, power and light.

### ADDITIONAL INFORMATION

The property was originally an Airey construction and has since been upgraded. However, as it is of non-standard construction, the number of lenders available to provide a mortgage may be reduced.

### SERVICES

Mains water, electricity and drainage.

### APPLIANCES

No appliances have been tested by the Agent.

