



11, Church Mount,
North Newbald, YO43 4SY
£170,000



Total area: approx. 86.6 sq. metres (932.1 sq. feet)

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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

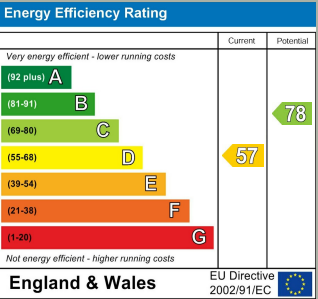
MORTGAGES

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.



This three-bedroom semi-detached home in the charming village of Newbald offers spacious accommodation and endless possibilities to make it your own. With a bright sitting room flowing into the dining area, a kitchen at the rear, and three well-proportioned bedrooms upstairs, the property is full of potential for updating to suit your style. Outside, the fantastic lawned rear garden with a brick store and fenced boundaries is perfect for families, while the front provides ample parking. With its generous rooms, great outdoor space, and blank canvas potential, this is an opportunity not to be missed, book your viewing today!
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

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

DINING ROOM

3.35m x 2.89m (10'11" x 9'5")

Ceiling coving, radiator.

SITTING ROOM

3.35m x 4.82m (10'11" x 15'9")

Coal fire with brick surround and wooden mantle, ceiling coving, radiator.

KITCHEN

2.11m x 5.67m (6'11" x 18'7")

Fitted with a range of wall and base units, work surfaces, stainless sink unit, electric hob, electric oven, plumbing for automatic washing machine, part tiled walls, ceiling coving, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Loft access, ceiling coving.

BEDROOM ONE

3.34m x 3.75m (10'11" x 12'3")

Fitted cupboard, ceiling coving, radiator.

BEDROOM TWO

3.32m x 3.60m (10'10" x 11'9")

Two fitted cupboards, ceiling coving, radiator.

BEDROOM THREE

2.11m x 3.22m (6'11" x 10'6")

Ceiling coving, radiator.

BATHROOM

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

OUTSIDE

Outside, the property boasts a really good-sized lawned rear garden with a brick store and secure fenced boundaries, perfect for families, gardening enthusiasts. The front garden is also lawned, with ample parking to the side.

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, solid fuel heating and drainage

APPLIANCES

No Appliances have been tested by the Agent.

