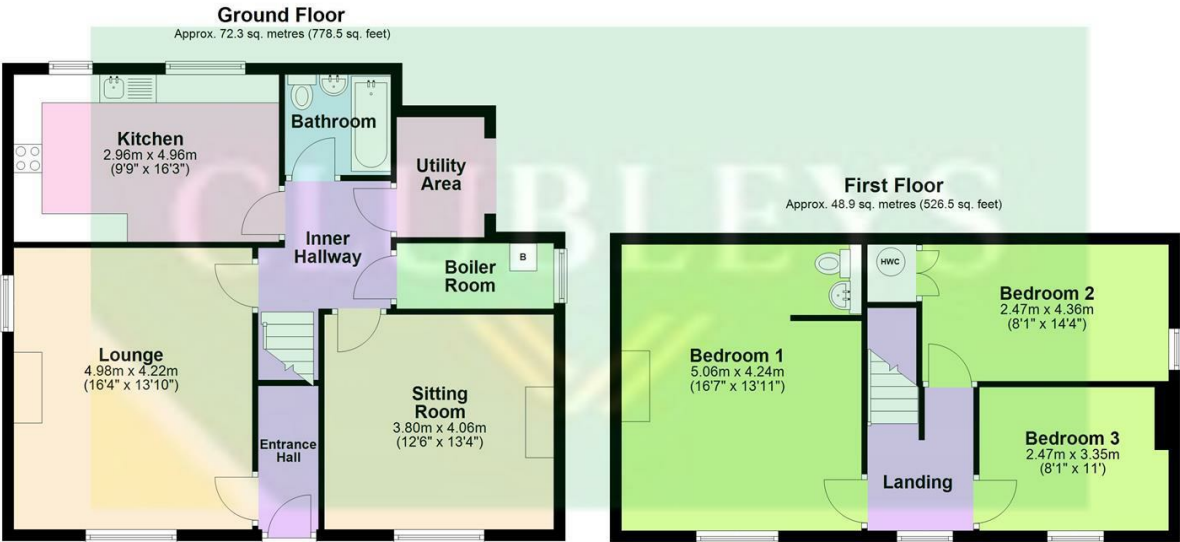




3, Eastgate,  
North Newbald, YO43 4SD  
£335,000



Total area: approx. 121.2 sq. metres (1305.0 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

**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.

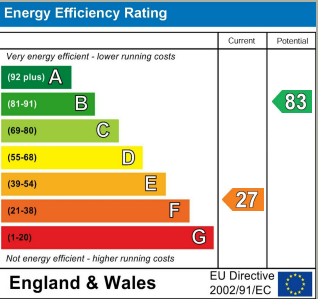
**MORTGAGES**

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.



Situated in the heart of the village, this beautifully presented pre-1900 period farmhouse offers generous room sizes, two inviting reception rooms, and plenty of character throughout. The cosy lounge, featuring exposed beams and solid oak flooring, and the charming sitting room, complete with a wood-burning stove, create a warm and welcoming feel. The well-appointed kitchen, bathroom, and practical outside utility area add to the home's functionality, while upstairs, three spacious double bedrooms provide ample accommodation. Outside, a gated entrance leads to the driveway, and the low-maintenance rear garden is neatly gravelled with fence boundaries. A rare opportunity to own a character-filled home in such a sought-after central location, don't miss out, book your viewing today!

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



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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door.

### LOUNGE

4.98m x 4.22m (16'4" x 13'10")

Solid oak flooring, wooden mantle with stone hearth, television point, radiator, wall light points, exposed beams.

### SITTING ROOM

3.80m x 4.06m (12'5" x 13'3")

Wood burning stove with brick fireplace and hearth, wall light points, television point, tiled flooring, radiator.

### INNER HALLWAY

Tiled flooring, stairs leading to first floor. Spacious cupboard housing free standing oil fired central heating boiler, access to roof space, radiator.

### KITCHEN

2.96m x 4.96m (9'8" x 16'3")

Fitted with a range of wall and base units comprising work surfaces, ceramic one and a half bowl sink unit. Plumbing for automatic washer, extractor hood, tiled flooring, recessed ceiling lights, radiator.

### BATHROOM

Three piece light coloured suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin and low flush WC. Partially tiled walls, radiator, laminate flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM ONE

5.06m x 4.24m (16'7" x 13'10")

Radiator, low flush WC and wash hand basin set in vanity unit.

### BEDROOM TWO

2.47m x 4.36m (8'1" x 14'3")

Radiator.

### BEDROOM THREE

2.47m x 3.35m (8'1" x 10'11")

Wood strip flooring, radiator, cupboard housing hot water cylinder.

## OUTSIDE

A large gated entrance leads to the driveway, while the low-maintenance rear garden is neatly gravelled with fence boundaries,

## ADDITIONAL INFORMATION

The vendor has advised that in 2013, rising water levels from natural springs and surface water impacted the lounge.

## SERVICES

Mains electricity, drainage, water and oil heating.

## APPLIANCES

No Appliances have been tested by the Agent.

