



The Green, North Newbald, YO43 4SA  
£385,000

Philip  
**Bannister**  
Estate & Letting Agents

# The Green, North Newbald, YO43 4SA

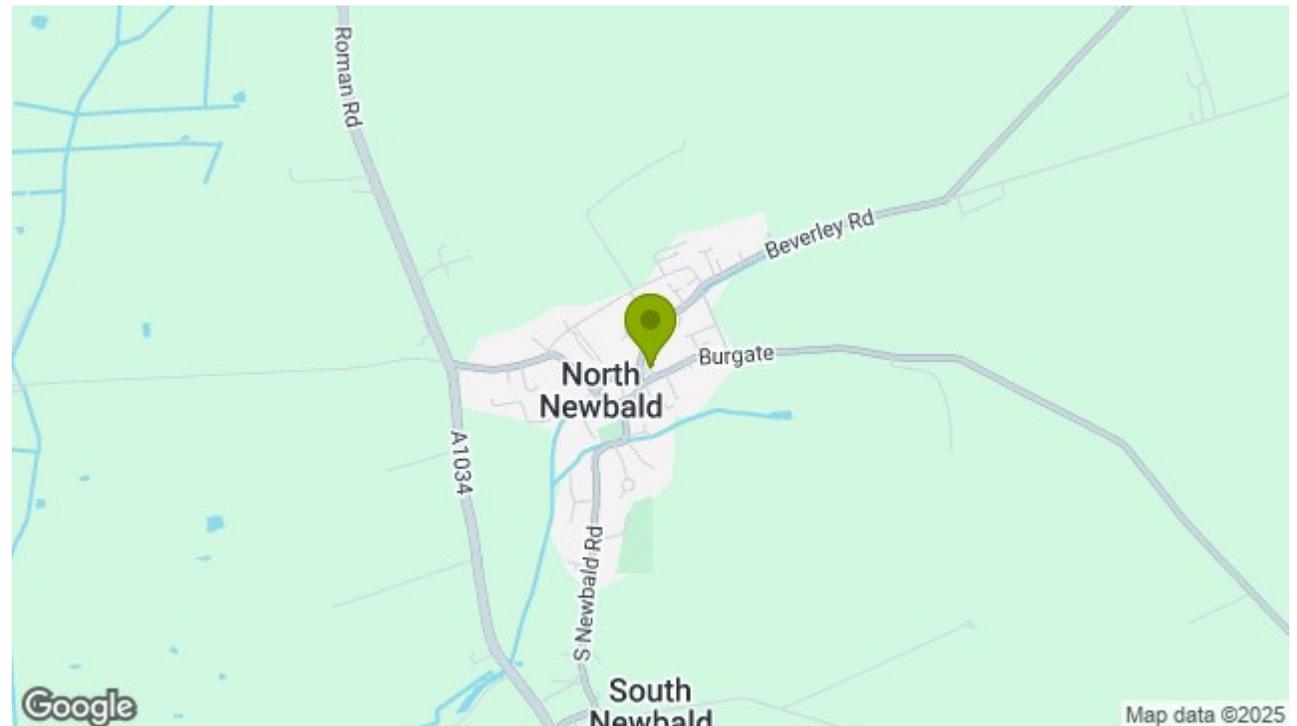
## Key Features

- NO CHAIN
- Spacious Double Fronted Home
- 4 Double Bedrooms
- Generous Lounge Diner
- Integrated Breakfast Kitchen + Utility Room
- Ground Floor Cloakroom/WC
- En-Suite To Bedroom 1
- Low Maintenance Garden
- Outbuildings
- Council Tax = D / EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This spacious and well-presented four-bedroom detached family home, built circa 1996, seamlessly blends modern comforts with traditional charm. Constructed using traditional materials to complement the character of the picturesque conservation village setting, the double-fronted property enjoys a prime location near the village green and two welcoming public houses serving home-cooked food and local ales. Offered to the market with no onward chain, the home features a bright and inviting entrance hall, leading to a generous lounge diner, a well-appointed breakfast kitchen fitted with a range of appliances, a practical utility room, and a convenient cloakroom/WC.

Upstairs, the property boasts four well-proportioned double bedrooms, including a stylish principal suite with a contemporary en-suite shower room, alongside a modern family bathroom. Outside, the south-westerly facing rear garden is designed for low maintenance and includes a versatile outbuilding with power and lighting, offering potential for a home office, gym, or workshop. Off-street parking is readily available via the open-fronted garage and private driveway, ensuring both convenience and practicality. This charming home presents an excellent opportunity for families seeking a blend of space, comfort, and village life.







## LOCATION

North Newbald, located in the East Riding of Yorkshire, England, is a picturesque village approximately 13 miles west of Hull city centre. The village is renowned for its historic St. Nicholas Church, a Grade I listed building dating back to around 1140, celebrated as "the most complete Norman Church in the East Riding." Central to the community are two traditional public houses: The Gnu Inn, a family-run establishment offering fresh, locally sourced food and The Tiger Inn, a community-focused pub situated on the village green, known for its welcoming atmosphere. Surrounded by the scenic landscapes of the Yorkshire Wolds, North Newbald offers residents and visitors a blend of rich history, community spirit, and natural beauty.

## ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a wide timber entrance door, the welcoming hallway features a staircase to the first floor and access to the ground floor accommodation.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is solid wood flooring and a window to the rear.

#### LOUNGE DINER

19' x 16'6 (5.79m x 5.03m)

A spacious dual aspect reception room with ample space for both living and dining suites. There is a feature fireplace with an electric fire and stone

surround and hearth, French doors open to the courtyard garden and there are windows to the front and rear elevations.

#### BREAKFAST KITCHEN

12'2 x 11'8 (3.71m x 3.56m)

The kitchen is fitted with a range of beech effect wall and base units which are mounted with contrasting granite worksurfaces and matching upstands. A recessed sink unit with mixer tap is beneath a window to the front elevation and a range of integral appliances include a Siemens combination oven, microwave oven, electric hob beneath an extractor hood, fridge freezer, dishwasher and a wine cooler. There is solid wood flooring throughout, a further window to the side elevation and space for a breakfast table.

#### UTILITY ROOM

6'4 x 11'7 (1.93m x 3.53m)

Fitted with a range of modern wall and base units mounted with complementary worksurfaces. There is a sink unit with mixer tap beneath a window to the side elevation, space and plumbing for an automatic washing machine, a wall mounted boiler, a tiled floor running throughout and a door leading to the garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a window to the front elevation.

#### BEDROOM 1

10'7 x 11'3 (3.23m x 3.43m)

A double bedroom with a range of fitted furniture, a window to the rear elevation and access to:

## EN-SUITE

A contemporary en-suite which is fitted with a WC, wall hung wash basin and a large walk-in shower area with a thermostatic shower. There is tiling to the walls and floor, a window to the rear elevation and a heated towel rail.

#### BEDROOM 2

9'7 x 11'6 (2.92m x 3.51m)

A second double bedroom with a window to the side elevation.

#### BEDROOM 3

8'9 x 11'8 (2.67m x 3.56m)

A third double bedroom with a window to the front elevation.

#### BEDROOM 4

7'8 x 13' (2.34m x 3.96m)

A fourth double bedroom with a window to the front elevation.

## BATHROOM

The modern bathroom is fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with glazed screen and a thermostatic shower over. There is tiling to the walls, a window to the rear and a heated towel rail.

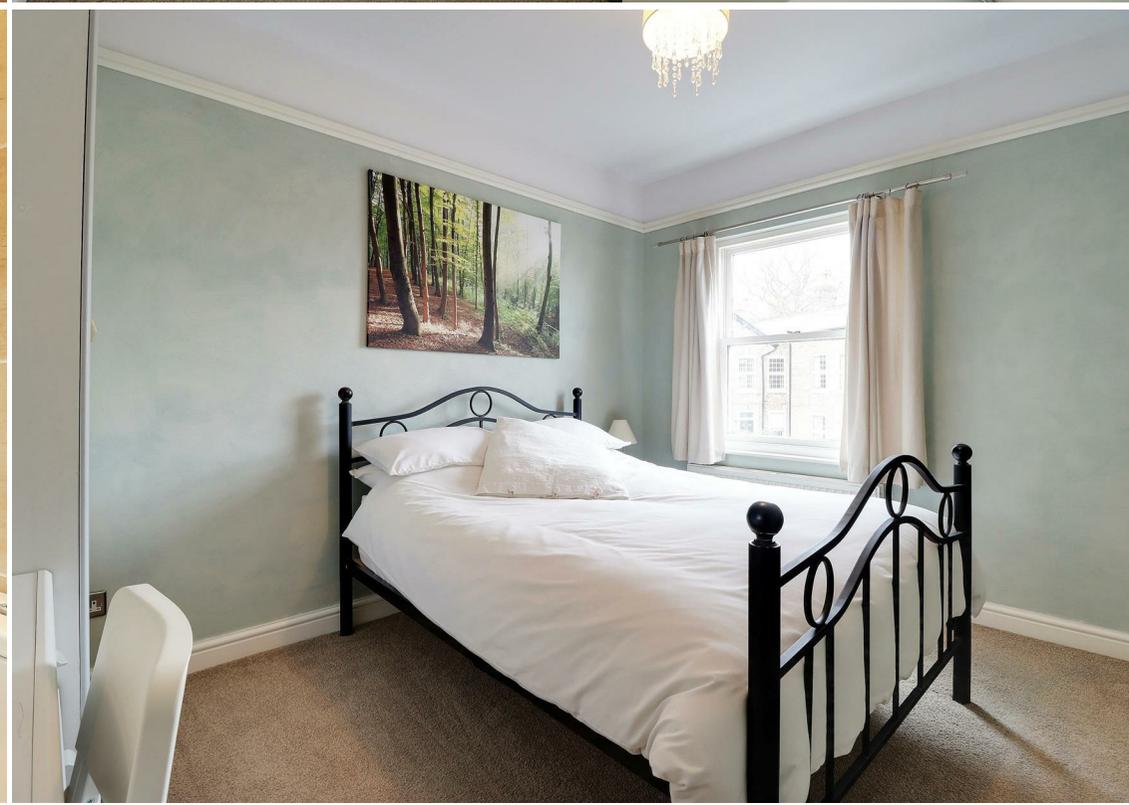
## OUTSIDE

### FRONT & SIDE

To the front of the property there is a small forecourt area with wrought iron railings either side of steps leading to the entrance door. A gravelled area continues to the side of the property and leads to a useful bin store.

### REAR

The rear garden enjoys a south easterly aspect and



is designed for low maintenance with an artificial lawn with slate gravelled borders. There is a brick sett patio adjoining the property. The garden is secured with red brick walls to the boundaries and gated access from the driveway.

### **WORKSHOP/OFFICE**

11'3 x 16'3 (3.43m x 4.95m)

Positioned towards the bottom of the garden is this useful outbuilding. Having light and power, there are bi-folding doors opening from the garden. The outbuilding offers a variety of uses and could be utilised as a games room, office or workshop.

### **DRIVEWAY & GARAGE**

The brick open fronted garage offers off street parking facilities with additional driveway parking to the front. Internally there is a secure storage area and shutter door.

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a LPG gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of timber sealed unit sash double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **TENURE**

We understand that the property is Freehold.

### **VIEWINGS**

Strictly by appointment with the sole agents.

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENT NOTES.**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves

by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



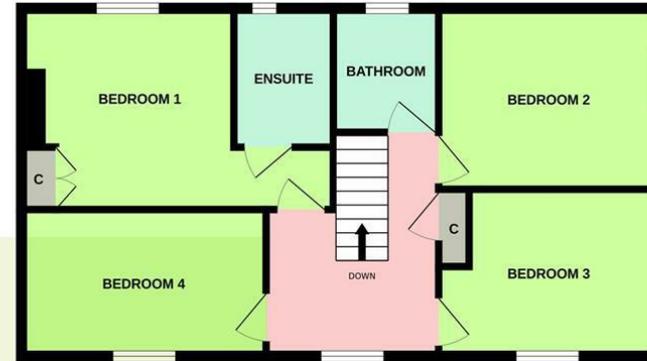




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

OUTBUILDINGS

