



11 South Newbald Road, North Newbald, York, East Riding of Yorkshire, YO43 4SX



**FINE &
COUNTRY**

SPACIOUS, THOUGHTFULLY RENOVATED FAMILY HOME WITH FLEXIBLE LIVING AND SUPERB ENTERTAINING SPACES IN THE HEART OF SOUTH NEWBALD VILLAGE.



Welcome to 11 South Newbald, an impressive and deceptively spacious four-bedroom home that has been thoughtfully extended and renovated for modern family living. Offering approximately 2981 sq ft, the property reveals far more than first meets the eye, with generous and versatile accommodation arranged beautifully behind its attractive village frontage. Combining refined country style with practical family living, the home features a bespoke kitchen, flexible reception rooms and a superb south-facing terrace and garden. Ideal for entertaining, home working or growing families, this is a home that offers both space and charm within a thriving village setting.

The home's flexible spaces make it easy to adapt to your needs, whether you're hosting gatherings in the open-plan kitchen and dining area or enjoying quiet evenings in the snug.

The south-facing garden and patio are ideal for summer barbecues, while the original brickwork adds character throughout. South Newbald is a welcoming village with the two popular local pub and easy access to the A63, making commuting straightforward.

The area is popular with families and professionals, with a great School in the village and a strong sense of community.

This property would suit buyers looking for a spacious, move-in-ready home with room to grow, work from home, or accommodate extended family. Life here offers a balance of countryside charm and modern convenience.





We've loved creating a home that's both practical and welcoming. The kitchen is the heart of the house, especially with the sliding doors open to the garden in summer. Family gatherings and celebrations have been a joy in the dining room, and the playroom has been a great space for the kids. The boot room and pantry have made everyday life so much easier, and the workshop has been perfect for hobbies and working from home. We'll miss the friendly neighbours and the village pub just a short walk away.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country East Yorkshire office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Beercocks in this region than any other agent. Book your free valuation now!

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

