Whitakers
Estate Agents









New Forge House Chimney Field Road, HU12 0BS

£200,000

IF YOU ARE LOOKING FOR AN ESCAPE TO THE COUNTRY, RURAL RETREAT AND SOMETHING YOU CAN MAKE YOUR OWN, COME LOOK AT THIS CHARMING PROPERTY "NEW FORGE HOUSE"

This charming Character Property was originally part of the historic Blacksmiths forge, set in the pretty East Riding Village of Halsham, enjoying stunning views over the surrounding countryside. This charming property has been loved by the same family for over fifty years and comes to market with NO ONWARD CHAIN looking for new owners to love and make it their own. Boasting well proportioned accommodation over two floors to include: Entrance into the DINING AREA with an opening to the LOUNGE with feature fireplace and exposed ceiling beams. A door opens to the BREAKFAST KITCHEN with adjoining CONSERVATORY, creating a wonderful layout, well designed for family gatherings and entertaining.

There are FOUR good size BEDROOMS and a BATHROOM to the first floor.

Outside there is a SHARED DRIVEWAY leading to the GARAGE and gated access to the delightful rear GARDEN, adorned with beautiful mature trees, some fruit bearing along with a lawn and colourful shrubbery, a wonderous outdoor space for the family to enjoy!!

Viewing is Highly Recommended to fully appreciate the accommodation, grounds and stunning open views that surround this property.

Accommodation Comprising

Entrance/ Dining Area 13'6" x 7'0" (4.12 x 2.14)



The front door opens into the dining area, welcoming you in to view this charming property. Exposed beamed ceiling, radiator and an attractive York stone archway with slate edging opens to the lounge, a lovely room for entertaining family & friends.

Lounge 18'5" x 11'11" (5.63 x 3.65)



The charm and appeal continues into the comfortable lounge with feature York stone fireplace with living flame fire, lovely to cosy up to on those cold winter evenings. Beamed ceilings, radiator and large window to the front elevation allowing ample light to flow through.

Lounge Feature

Breakfast Kitchen 14'10" x 13'10" (4.53 x 4.23)



At the heart of this wonderful home is the breakfast kitchen with adjoining conservatory , creating a lovely space for entertaining family & friends. Fitted with a range of base and wall units incorporating the breakfast bar with complimentary work surface and tiled splashbacks. Stainless steel sink with mixer tap . Space for slot in cooker and gas hob.

Conservatory 13'11" x 8'2" (4.25 x 2.50)



The conservatory has windows to all sides with French doors enjoying views and access to the beautiful, mature rear gardens, a lovely room to relax and unwind.

Bedroom One 13'10" x 10'2" (4.24 x 3.11)



A double bedroom with radiator and double glazed window enjoying views out over the rear garden and beyond.

Bedroom Two 12'9" x 12'1" (max) (3.91 x 3.70 (max))



A double bedroom with double glazed window and radiator.

Bedroom Three 11'6" x 12'0" (3.52 x 3.66)



A double bedroom with double glazed window and radiator.

Bedroom Four 13'9" x 8'5"(max) (4.20 x 2.57(max))



A further double bedroom with double glazed window and radiator.

Bathroom 9'2" x 5'9" (2.81 x 1.77)
The bathroom is fully tiled with panelled bath , pedestal wash basin and low level W.C. Double glazed window and radiator.

Outside
An open archway provides shared access to the garage and rear of the property.

Gardens
Adorned with mature trees and shrubbery with a paved patio and lawn. Open aspects to rear.

Rear Garden





Parking
An open archway provides shared access to the garage and rear of the property.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes

only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Access to Rear

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band C

EPC Rating
EPC Rating D

Additional Services.
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

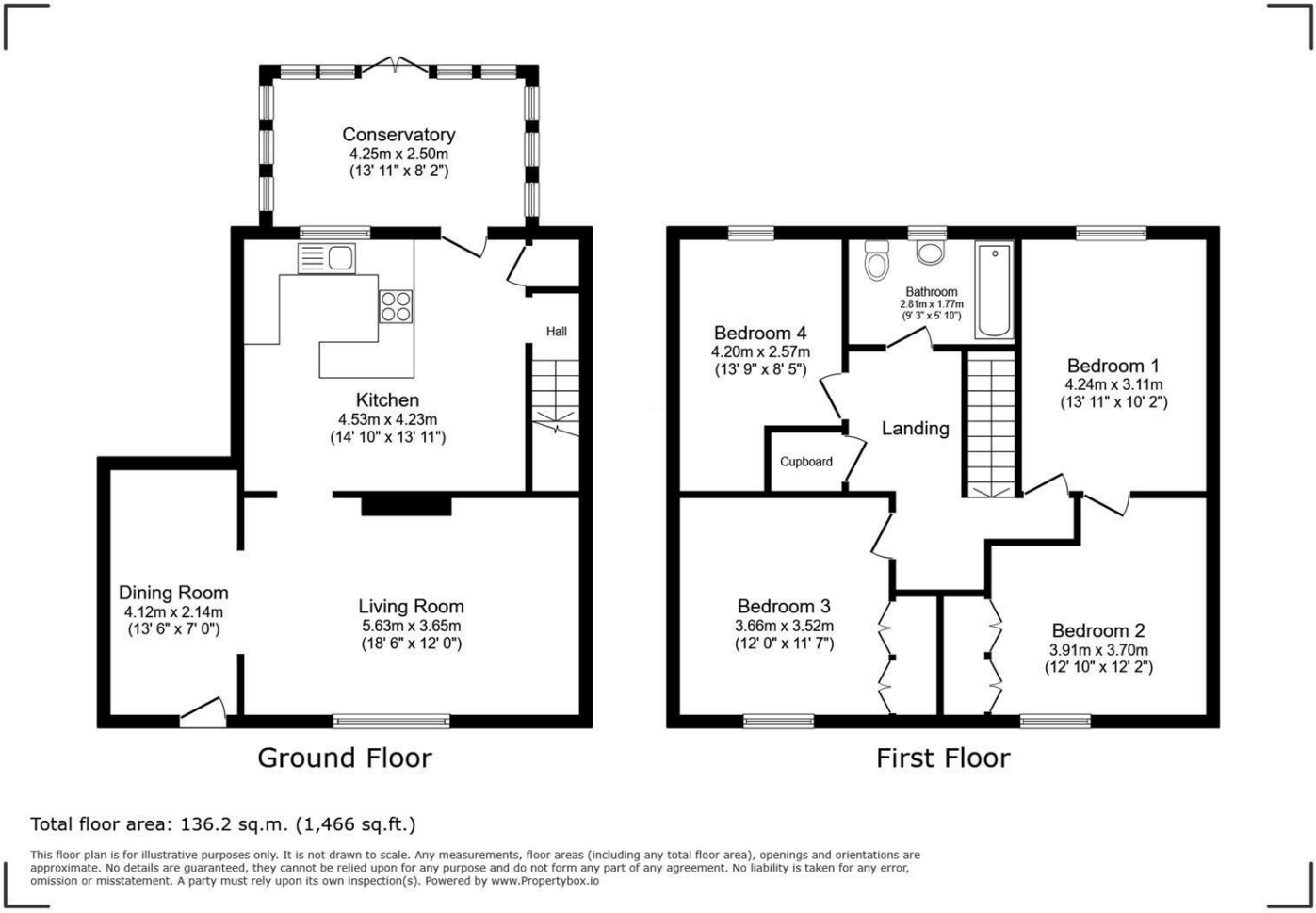
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - Three & O2 good/ EE and Vodafone okay
Broadband - Basic 2 Mbps / Superfast 80 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Offering On A Property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

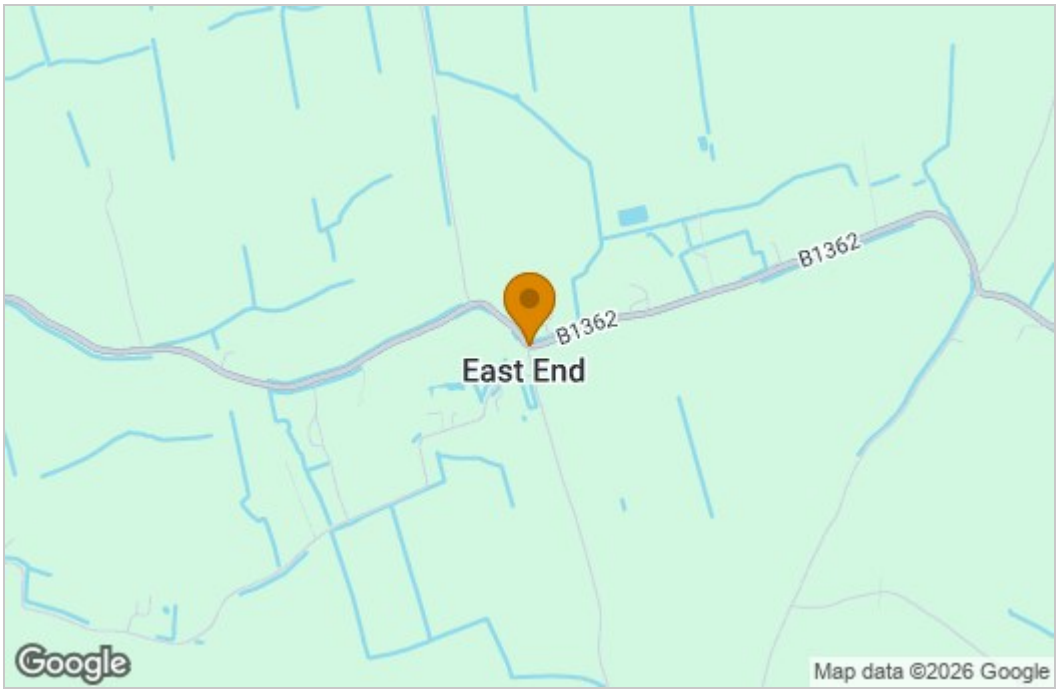
Floor Plan



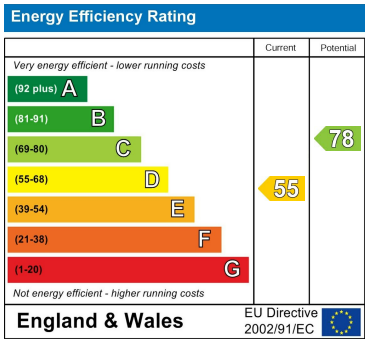
Total floor area: 136.2 sq.m. (1,466 sq.ft.)

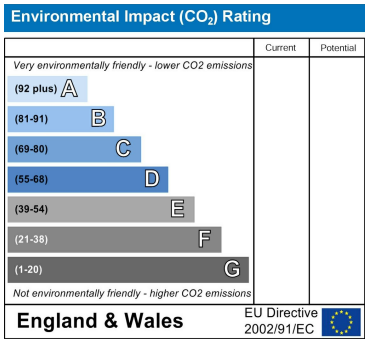
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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