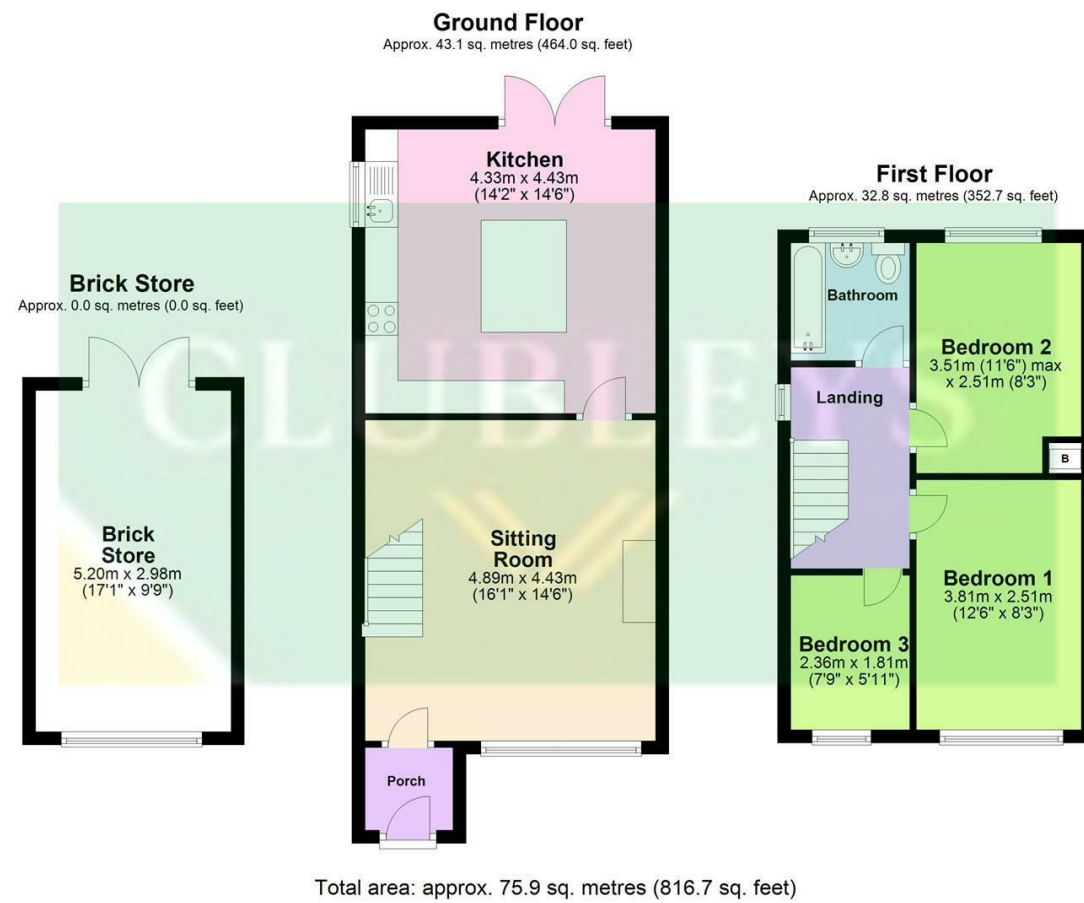




12, Woldgate,  
North Newbald, YO43 4TA  
Offers In The Region Of £245,000



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

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.

Set in a charming village location, this beautifully presented extended three-bedroom semi-detached home offers excellent living space, highlighted by a stunning modern kitchen diner extension featuring integrated appliances, a central island and patio doors opening onto a generous rear garden designed for entertaining. The garden is mainly paved with a raised decking seating area, surrounded by established shrubs, creating a private and inviting outdoor space, with additional access to a brick store that offers exciting potential for a bar or entertaining room. Inside, the accommodation begins with an entrance porch leading to a welcoming sitting room complete with a cosy multi-fuel stove and stairs leading to the first floor. Upstairs are three bedrooms, including two doubles, along with a well-appointed family bathroom. To the front, the property enjoys excellent curb appeal, with a lawned garden framed by flowers and bushes, alongside a long gravelled driveway providing ample off-road parking. This is a fantastic opportunity to acquire a stylish home in excellent condition throughout, perfectly suited for modern family living and entertaining.

Tenure: Freehold. East Riding of Yorkshire Council Band: B



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMODATION COMPRISES****PORCH****SITTING ROOM**

4.89m x 4.43m (16'0" x 14'6" )

Multi fuel stove fire set on tiled hearth with brick surround, radiator, stairs leading to 1st floor.

**KITCHEN/DINER**

4.33m x 4.43m (14'2" x 14'6" )

Fitted with a range of wall and base units comprising of single sink drainer unit, integrated hob with extractor hood over and electric oven and grill, microwave, fridge freezer dishwasher, two wine cooler storage, boiler water tap, recess ceiling lights, kitchen island with seating area, patio doors leading to the garden.

**FIRST FLOOR ACCOMODATION****LANDING****BEDROOM ONE**

3.81m x 2.51m (12'5" x 8'2" )

Radiator

**BEDROOM TWO**

3.51m x 2.51m (11'6" x 8'2" )

Cupboard housing boiler, radiator.

**BEDROOM THREE**

2.36m x 1.81m (7'8" x 5'11" )

Recess ceiling lights, radiator

**BATHROOM**

1.78m x 1.77m (5'10" x 5'9" )

Three piece white suite comprising of low flush WC, wash hand basin set in vanity unit, paneled bath with shower over, glass shower screen, recess ceiling lights, towel radiator.

**BRICK STORE / FORMERLY GARAGE**

Power and light, patio doors leading to rear garden.

**OUTSIDE**

The property benefits from a generous and well-designed rear garden, mainly paved for low maintenance and featuring a raised decking area with seating, ideal for outdoor dining and entertaining. The space is attractively bordered by established shrubs, creating a private and inviting setting. To the front, the home enjoys a pleasant lawned garden with flowers

and shrubs, along with a long gravelled driveway providing ample off-road parking.

**ADDITIONAL INFORMATION****SERVICES**

Mains electricity, water and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

