



**Main Street, Newton On Derwent, York, YO41 4DR**

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances and storage
- Living room with a multi fuel burner
- Formal dining room
- Ground floor w/c
- Three double bedrooms, one with built in wardrobes & one with an en-suite
- Family bathroom
- Electric heating
- Off street parking for multiple cars
- EPC = E

## Guide Price £440,000

Nestled in the highly sought-after village of Newton on Derwent, this attractive home enjoys a truly enviable setting. Recently voted one of the best places to live in the UK, the village is prized for its welcoming community, picturesque surroundings and balance of rural charm with everyday convenience. At its heart you'll find a well-regarded local pub, perfect for relaxed evenings, while a wider selection of eateries, shops, and leisure facilities are just a short drive away in nearby villages and market towns.

For commuters, the location is particularly appealing, offering easy access to York, Pocklington and Hull via well-connected road networks. Regular transport links and nearby train services make travel further afield straightforward, while the surrounding countryside provides endless opportunities for walking, cycling, and outdoor pursuits.

The property itself is a beautifully presented home that combines traditional character with modern comfort. The attractive brick façade, generous driveway and integral garage create a strong first impression, offering both practicality and curb appeal.

Inside, the ground floor is thoughtfully laid out. A spacious sitting room with a multi fuel fire at its centre provides a comfortable and inviting space, ideal for relaxing or entertaining. The dining room sits centrally within the home, creating a natural hub for family meals and gatherings. The kitchen is well-appointed with multiple appliances, ample worktop space and multiple storage units. A convenient downstairs w/c and internal access to the garage add to the home's functionality.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom. Bedroom sizes are generous, including a particularly spacious second bedroom, all offering flexibility for family living, guest accommodation or home working.

This is a fantastic opportunity to acquire a well-presented home in one of the region's most desirable villages, combining community charm, excellent connectivity, and thoughtfully designed living space.





**AN ATTRACTIVE PROPERTY IN A HIGHLY DESIRABLE VILLAGE LOCATION**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 78        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 41                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Ra                      |   | 0                       | 0         |
|---|---|-------------------------|-----------|
|   |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England, Scotland & Wales                                       |   | EU Directive 2002/91/EC |           |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Electric heating.



Address:  
Reference: 1852



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Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

**Approx. Gross Internal Floor Area 1355 sq. ft / 125.92 sq. m**  
**Garage 162 sq. ft / 15.03 sq. m**  
**Total 1517 sq. ft / 140.95 sq. m**

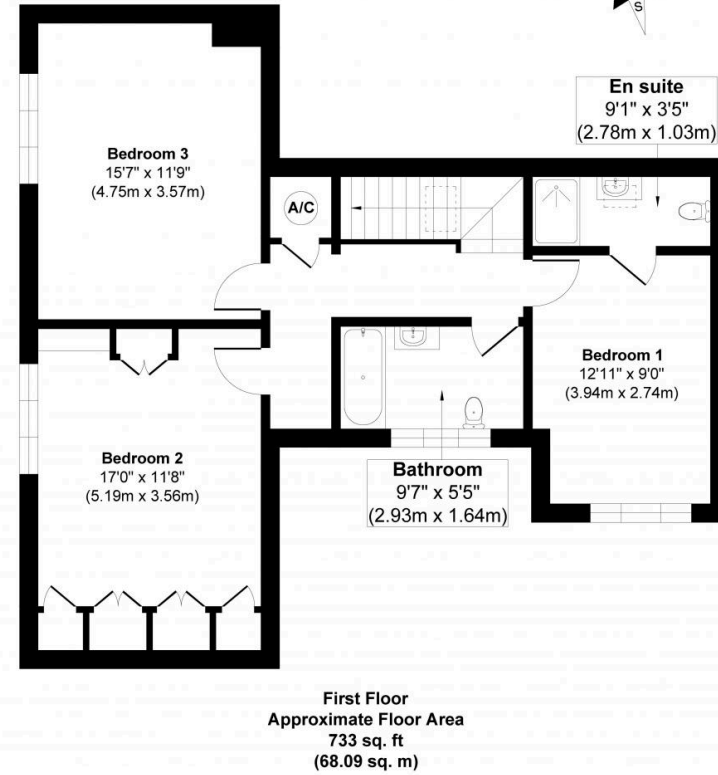
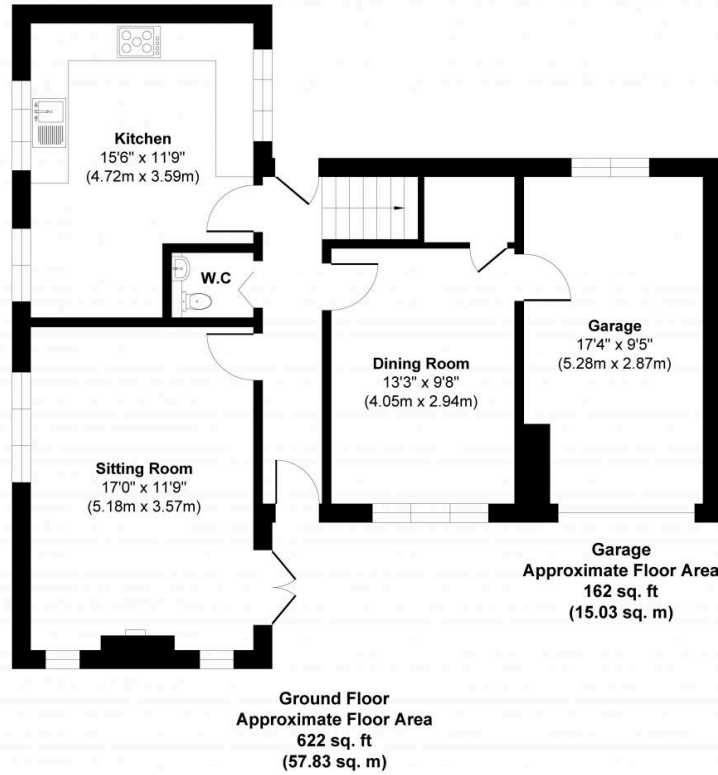
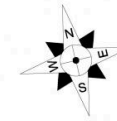


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