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**Limb**  
MOVING HOME



*10 Thiseldine Close, North Newbald, East Yorkshire, YO43 4TU*

📍 Stylish Detached Home

📍 Village Location

📍 4 Beds / 2 Baths

📍 Council Tax Band = E

📍 Open Plan Style Living

📍 Lovely Rear Garden

📍 Driveway & Double Garage

📍 Freehold / EPC = E

**£420,000**

## INTRODUCTION

Located in a quiet cul-de-sac, this four-bedroom detached home offers immaculately presented accommodation throughout. The ground floor opens with a welcoming entrance hall and a convenient cloakroom/W.C., leading into a modern kitchen that is thoughtfully designed to be open-plan with the dining room and lounge. This creates a versatile living space that flows naturally into a rear conservatory, providing a pleasant view of the garden.

On the first floor, there are four well-proportioned bedrooms, including a master with an en-suite shower room, alongside a well-appointed family bathroom. The interior is finished to a high standard, offering a bright and contemporary feel that is ready for immediate move-in.

The exterior of the property is equally well-maintained, featuring an attractive rear garden with a desirable southerly aspect. The outdoor space includes a paved patio for seating, a central lawn with established shrubbery borders, and an additional paved area. At the front, a driveway provides off-street parking for two vehicles and leads to an integral double garage, with a neat lawn and pathway completing the entrance.

## LOCATION

This highly regarded Wolds village with its beautiful centre, public houses, well reputed junior school together with surrounding countryside ideal for walking and cycling, is an idyllic place to live. The village lies approximately 4 miles from the nearby centres of Market Weighton and South Cave which offer an extensive range of shops, amenities, recreational facilities and schooling. Convenient access is available to the A63/M62 motorway network and there is a mainline railway station at Brough which lies approximately 7 miles away. Convenient access can be gained to the historic market town of Beverley, bus connections to Market Weighton, Elloughton, Beverley and York.

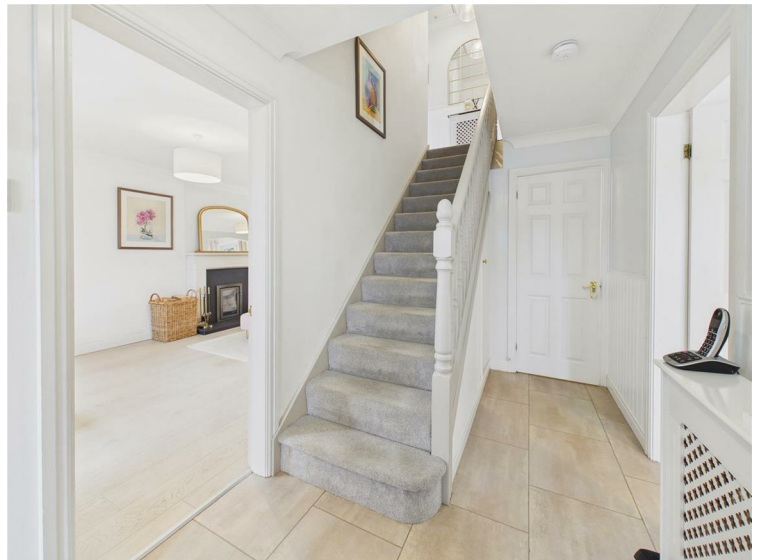
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

Tiled entrance hall with W.C. access, understairs storage cupboard and stairs to first floor.



## W.C.

Comprising low-flush W.C. and wash-hand basin atop fitted vanity cabinet.



## DINING ROOM

With bay window to front, opening through to the kitchen.



## KITCHEN

Comprising stylish fitted units and sleek quartz worksurfaces throughout, integrated dishwasher, oven and microwave, ceramic sink & drainer beneath a window to the rear and four-ring gas hob with filter hood above. A tiled splashback surround extends throughout, and an archway leads to the rear utility area.



## REAR UTILITY

With fitted units, French doors to the rear garden and plumbing for a washing machine.



## LOUNGE

Leading through to the conservatory and utility areas, the lounge boasts engineered oak flooring, inset log burner with limestone mantle and slate-effect, tiled hearth to centre, window to the front and folding doors to the conservatory. There is also a door to the integral garage and an archway to the rear utility area.



## CONSERVATORY

With tiled floor, French doors to the rear patio views of the village church.



## FIRST FLOOR

### LANDING

### BEDROOM 1

Generously sized first bedroom with fitted wardrobes and shelving, window to the front elevation and access to the en-suite.



## EN-SUITE SHOWER ROOM

Stylish, tiled en-suite comprising walk-in shower and glass screen, low-flush W.C. and wash-hand basin atop fitted vanity unit beneath window to the front elevation.



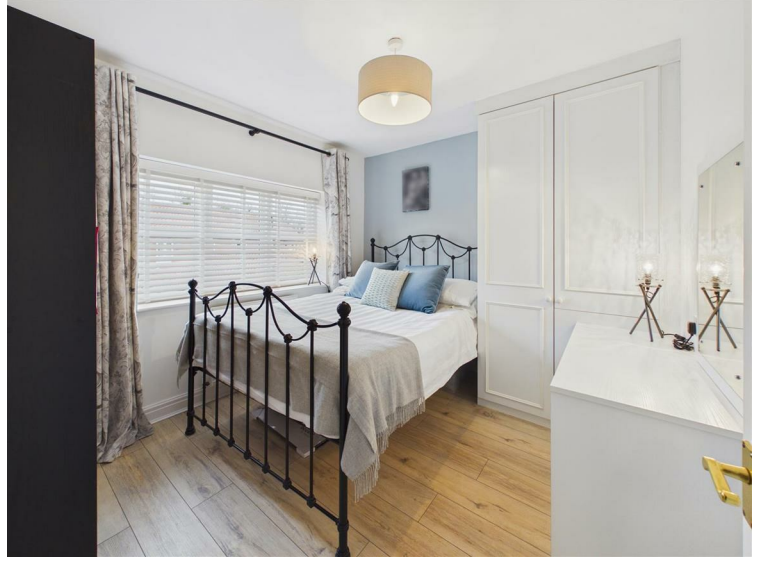
## BEDROOM 2

With fitted wardrobes, storage cupboard to corner and window to the front elevation.



## BEDROOM 3

Fitted wardrobes to corner and window to the rear elevation.



## BEDROOM 4

Window to the rear elevation.



## BATHROOM

Four-piece family bathroom suite with tiled surround throughout comprising bath, step-in shower, low-flush W.C. and wash-hand basin beneath window to the rear elevation.



## OUTSIDE

The attractive rear garden benefits from a southerly aspect and includes a paved patio to the immediate perimeter of the property, lawn with shrubbery to the border and area of paving to the centre. At the front of the property, there is a driveway with adequate off-street parking for two vehicles and access to the integral double garage. The driveway runs adjacent to a lawn with a path leading to the front entrance.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## MATERIAL INFORMATION

The property is subject to an easement providing the local LPG supplier access to a communal tank site located adjacent to the boundary. Although the owner retains title to the land surrounding the facility, the supplier has a right of way over the designated access paths for maintenance and supply purposes.

## TENURE

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *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. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

