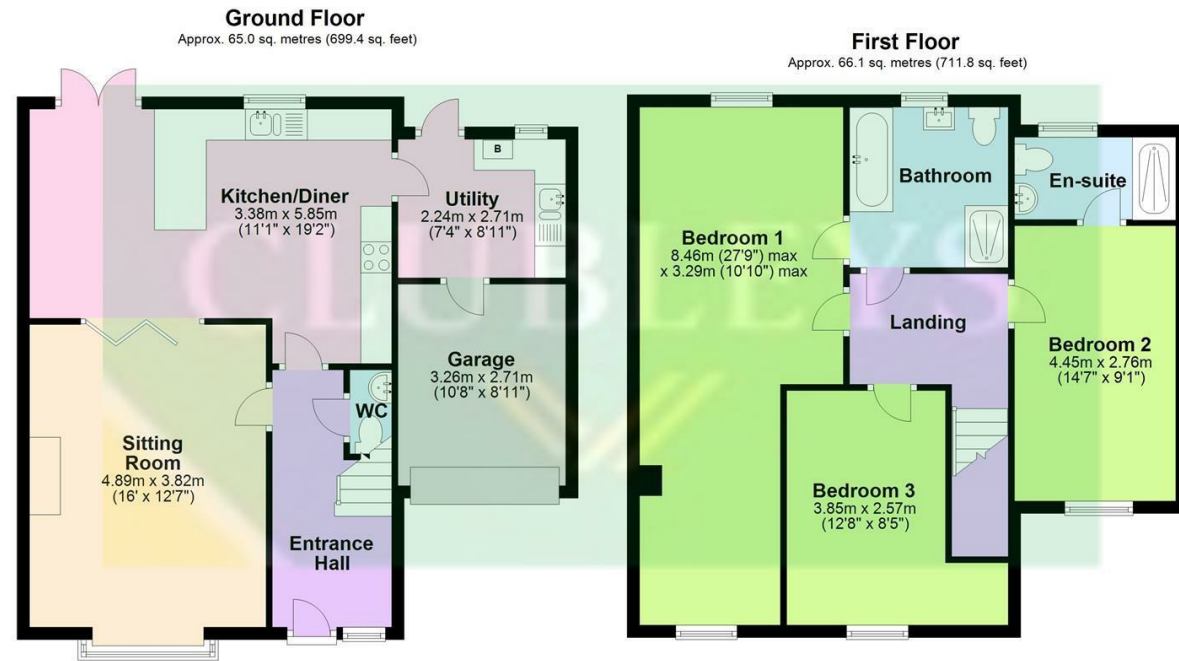




14, St Nicholas Close,
North Newbald, YO43 4TT
£300,000



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 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.

| 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 | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.

Tucked away within a quiet cul-de-sac just moments from the village church, this beautifully presented link-detached home combines stylish interiors with practical family living. The ground floor centres around a contemporary open-plan dining kitchen with patio doors opening onto the rear garden, creating an ideal space for everyday living. A cosy sitting room with log burner adds warmth and character, while a separate utility room provides valuable additional storage and practicality. Upstairs, there are three well-proportioned bedrooms, including a spacious main bedroom with dressing area and direct access to the family bathroom. Bedroom two benefits from its own en-suite, alongside a versatile third bedroom ideal for guests, family, or home working. Outside, the low-maintenance rear garden features a block-paved patio and gravelled seating areas designed for easy upkeep, while the driveway and garage provide ample off-street parking.

Offered to the market with no onward chain, early viewing is strongly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



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ENTRANCE HALL

1.91m x 4.17m (6'3" x 13'8")
Front entrance door, ceiling coving, radiator, tiled flooring, opaque double glazed window to the front elevation, and stairs to first floor accommodation with under stairs cupboard.

CLOAKROOM/WC

1.28m x 0.76m (4'2" x 2'5")
Two piece white suite comprising low flush WC, wash hand basin, tiled splash back, tiled flooring, and an extractor fan.

SITTING ROOM

4.89m x 3.82m (16'0" x 12'6")
Log burner with wooden mantle, two radiators, ceiling coving, bi folding doors to kitchen, and a double glazed window to the front elevation.

KITCHEN/DINER

3.38m x 5.85m (11'1" x 19'2")
Fitted with a range of wall and floor units, work surfaces incorporating one and a half bowl sink unit, induction hob with extractor hood over, eye level double oven, breakfast bar, integral fridge and dishwasher, ceiling coving, recessed ceiling lights, tiled floor, two radiators, French doors to garden.

UTILITY

2.24m x 2.71m (7'4" x 8'10")
Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, plumbed for automatic washing machine, ceiling coving, radiator, wall mounted gas fired central heating boiler, door to garage. Double glazed window to the rear elevation, and UPVC rear door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft, and a radiator.

BEDROOM ONE

8.46m max x 3.29m max (27'9" max x 10'9" max)
Two radiators, ceiling coving, TV aerial point, access to the bathroom.

BEDROOM TWO

4.45m x 2.76m (14'7" x 9'0")
Radiator, dado rail, ceiling coving, and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, wash hand basin and low flush WC set in vanity unit, fully tiled walls, chrome ladder style towel rail, tiled floor, recessed ceiling lights, extractor fan, fitted mirror with light, and opaque double glazed window to the rear elevation.

BEDROOM THREE

3.85m x 2.52m (12'7" x 8'3")
Double glazed window to the front elevation, coving to the ceiling, and a radiator.

BATHROOM

2.59m x 2.37m (8'5" x 7'9")
Four piece white suite comprising step in shower cubicle, panelled bath with mixer tap shower attachment, wash hand basin and low flush WC set in vanity unit, fully tiled walls, tiled floor, chrome ladder style towel rail, radiator, extractor fan, recess ceiling lights, and a opaque double glazed window to the rear elevation.

OUTSIDE

To the front of the house is a lawned garden with shrub bed. Driveway to side leading to the garage. Immediately beyond the house is a block paved patio area. Garden shed, outside tap and electric sockets. Fence and wall boundaries.

GARAGE

3.26m x 2.71m (10'8" x 8'10")
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

The property benefits from mains water, electricity, drainage, and an air source heat pump. An energy-efficient system that extracts heat from the air to help reduce heating costs.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

