



THE LOCATION

North Newbald has a selection of facilities including a Post Office (in the village hall three times per week). Church, primary school and two public houses, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE PROPERTY

Viewing is strongly recommended to fully appreciate this truly deceptive three bedroom detached bungalow located in the desirable village of North Newbald. The bungalow is presented to a very high standard and has quality fittings throughout. Accommodation briefly comprises entrance porch, entrance hall, study, lounge, dining room, breakfast kitchen, day room, utility room, WC, three bedrooms and bathroom. The property benefits from Pvc double glazing throughout. Outside there is a block set driveway to the front of the house offering private parking with hard standing for a caravan and gardens to the side and rear of the house.



THE ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'3" x 5'10" (1.30m x 1.78m)

PVC front door, tiled floor and loft access.

ENTRANCE HALL

Coved ceiling, radiator, dado rail and shelved airing cupboard having radiator. Archway through to...

STUDY 6'4" x 8'8" (1.93m x 2.64m)

Power points, dado rail and coved ceiling.

LOUNGE 10'8" x 15'7" (3.24m x 4.75m)

Brick set fire place having slate hearth and open grate, coved ceiling, radiator, power points, TV aerial outlet. Open access to...

DINING ROOM 9'10" x 10'5" (2.99m x 3.17m)

Radiator, coved ceiling, power points.

KITCHEN 14'6" x 12'7" (4.43m x 3.83m)

Fitted with a range of floor units having complementary granite work surfaces incorporating 2 larder units, two Aga's (one electric), one and half bowl ceramic sink unit, plumbing for dishwasher, Partially tiled walls, power points, tiled floor and TV aerial outlet, telephone point.

UTILITY ROOM 6'4" x 5'9" (1.92m x 1.75m)

Plumbing for automatic washing and dryer, floor standing boiler, rear entrance door, coved ceiling, tiled floor and radiator.

WC

White low flush WC and wash hand basin set in vanity unit. Tiled floor.

DAY ROOM 11'1" x 6'0" (3.38m x 1.83m)

Recessed ceiling lights. Pvc rear entrance door.

BEDROOM ONE 10'6" x 10'5" (3.21m x 3.17m)

Coved ceiling, power points, radiator and TV aerial outlet.

BEDROOM TWO 11'0" x 10'4" (3.36m x 3.15m)

Fitted wardrobe with pull down bed. Coved ceiling, power points, radiator, laminate flooring and hatch providing access to the loft having a wooden retractable ladder, boarded and Velux window.

BEDROOM THREE/WORK ROOM 17'11" x 9'4" (5.46m x 2.85m)

Coved ceiling, power points and radiator.

BATHROOM

White suite comprising low flush WC, twin wash hand basins set in vanity unit and panelled bath having shower over and screen. Tiled walls, recessed ceiling lights and heated towel rail.



OUTSIDE

A block set driveway to the front of the bungalow offers private parking and a hard standing for a caravan. There is a side lawned garden with raised flower beds and good sized garden shed. The rear offers a south facing paved terrace. Walled and fence boundaries provide privacy.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council D

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

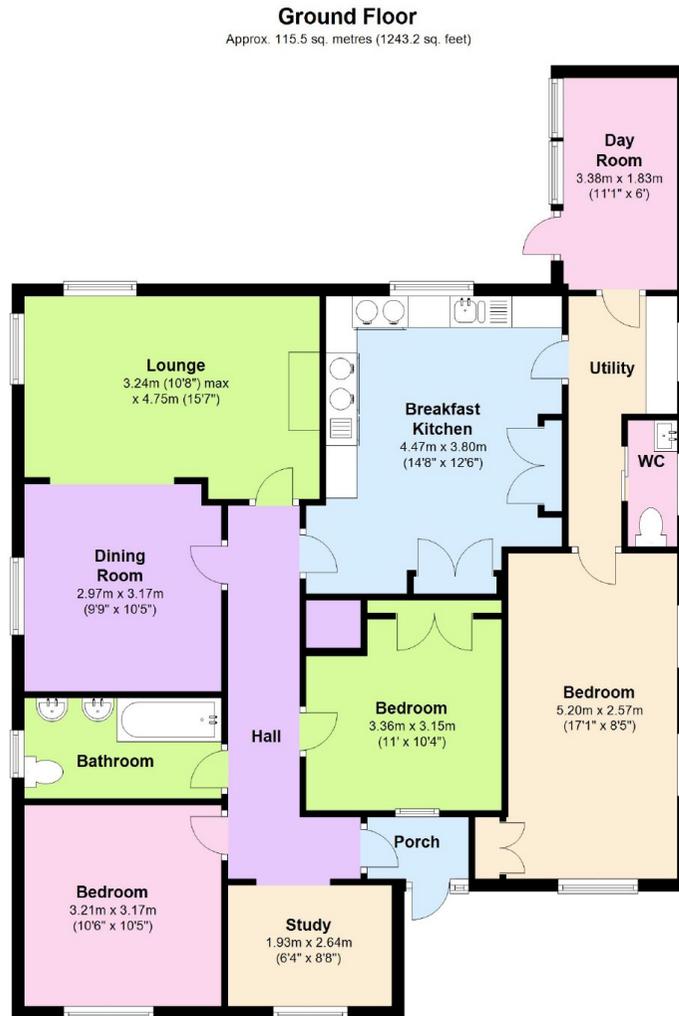
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only



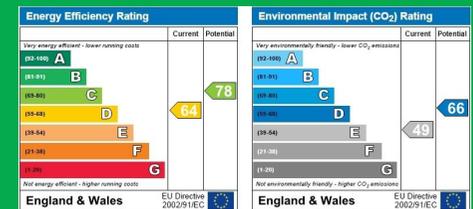
Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

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Plan produced using PlanUp.

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