

CLUBLEYS



14 St Nicholas Close,
North Newbald YO43 4TT
Offers over £280,000



A spacious link detached property that stands in a quiet cul-de-sac in an idyllic location close to the church and village centre. The property, formerly a four bedroom, has been converted to a wonderful three bedroom with stunning master bedroom suite. The property is presented to a high standard having a formal sitting room to the front of the house and open plan dining kitchen to the rear with bi-fold doors leading out to the garden, a convenient utility room stands behind the garage. Upstairs there are three bedrooms, one of which has a dressing room (formerly bedroom four), bedroom two benefits from an en-suite shower room. Outside the rear garden is gravelled and incorporates a raised deck directly adjacent to the house and block set patio. There is a driveway to the front of the house providing off street parking and access to the garage. Early inspection is recommended.



LOCATION

North Newbald is a picturesque village situated at the foot of the Yorkshire Wolds. Ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, ceiling coving, radiator, tiled floor, staircase to first floor.

CLOAKROOM

Two piece white suite comprising low flush WC, wash hand basin, tiled splash back, tiled floor, extractor fan.

SITTING ROOM

4.89m x 3.82m (16'1" x 12'6")
Open fire set in decorative tiled fireplace with wooden surround. TV aerial point, radiator, ceiling coving, bi fold doors to kitchen.

KITCHEN/DINER

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

UTILITY

2.24m x 2.71m (7'4" x 8'11")
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.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

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

DRESSING AREA

Radiator.

BEDROOM 2

4.45m x 2.76m (14'7" x 9'1")
Fitted wardrobe to one wall, over head storage, radiator, dado rail, ceiling coving.

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.

BEDROOM 3

3.85m x 2.52m (12'8" x 8'3")
Telephone point, radiator, ceiling coving.

BATHROOM

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, recess ceiling lights.

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. Covered decked area providing a sheltered seating area. gravelled areas beyond, Garden shed. Fence and wall boundaries.

GARAGE

3.26m x 2.71m (10'8" x 8'11")
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

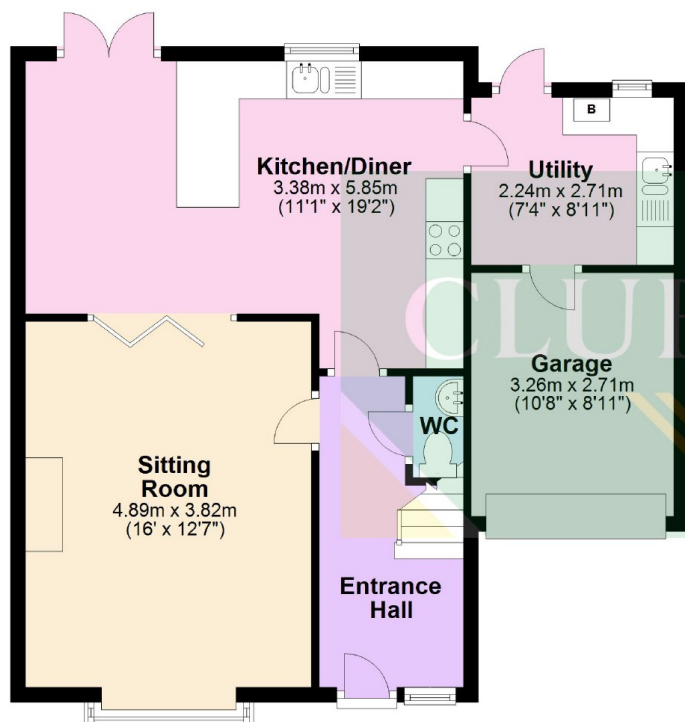
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D



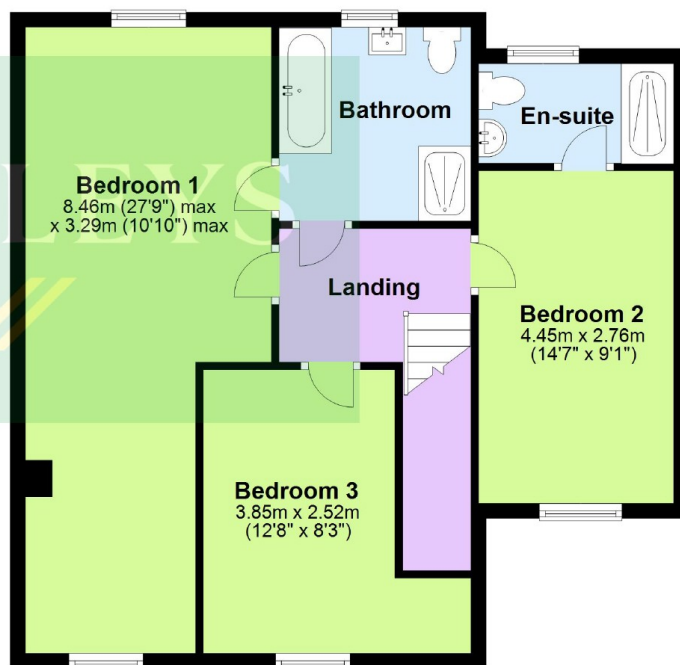
Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 131.1 sq. metres (1411.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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.

AGENTS NOTE

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 &
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@dia1.pipex.com

FREE VALUATIONS FOR SALE

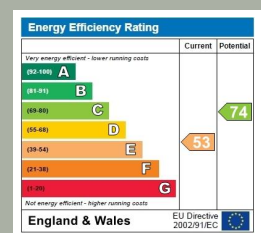
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority



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