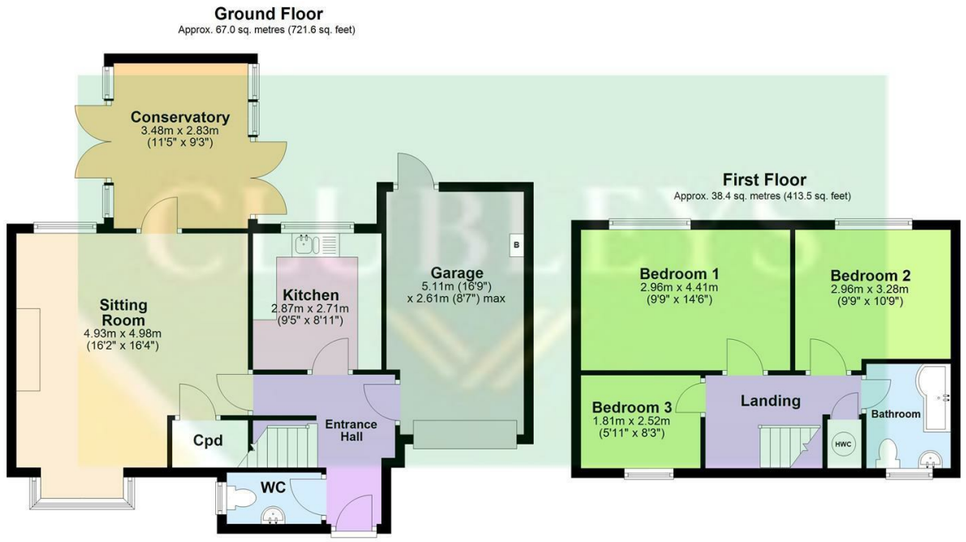

Total area: approx. 105.5 sq. metres (1135.1 sq. feet)

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.

CLUBLEYS

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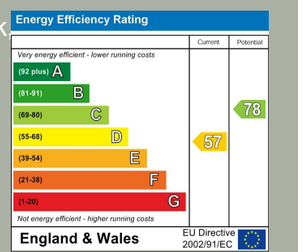
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

CLUBLEYS

5, Eastwold, North Newbald, YO43 4TQ £240,000

DETACHED VILLAGE HOME WITH MODERN KITCHEN AND BATHROOM, GARAGE AND NO ONWARD CHAIN. Occupying a pleasant position within the popular village of North Newbald, this well-proportioned detached home offers comfortable, practical accommodation with plenty to appeal to a range of buyers. The ground floor includes a welcoming living room, a recently fitted kitchen, dining area and conservatory opening onto the rear garden, while upstairs are three bedrooms and a modern bathroom. Outside, there is off-street parking, an integral garage and an enclosed rear garden providing a lovely space to sit out and enjoy the warmer months.
With key improvements already made and no onward chain, this is a great opportunity to secure a detached home in a sought-after Wolds village.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

rightmove www.clubleys.com ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC front entrance door, exposed floor boards, radiator, stairs to first floor, access to garage.

W.C.
Low flush W.C., wash hand basin, part tiled walls, radiator.

KITCHEN
Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, extractor hood, space for slimline dishwasher, laminate wood flooring.

SITTING ROOM
Open fire set in a marble effect inset and hearth with wood surround. Exposed wooden flooring, two radiators, TV aerial point, fitted cupboard.

CONSERVATORY
Brick construction, double wooden doors to both sides.

FIRST FLOOR

LANDING
Access to loft space, work surfaces, airing cupboard housing hot water cylinder.

BEDROOM ONE
T.V. aerial point, exposed floor boards, radiator.

BEDROOM TWO
T.V. aerial point, exposed floor boards, radiator.

BEDROOM THREE
T.V. aerial point, exposed floor boards, radiator.

BATHROOM
Three piece suite comprising "P" shaped bath, rainfall shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE
Outside, the south-east facing rear garden, though compact, offers fantastic potential, with fence and walled boundaries, side gated access, and plenty of scope for landscaping. The established front garden has mature shrubs and trees, while a side driveway leads to the integral garage,

GARAGE
Plumbing for washing machine, free standing oil fired central heating boiler, rear door.

ADDITIONAL INFORMATION

SERVICES
Mains water, oil, electricity and drainage.

APPLIANCES
No appliances have been tested by the Agent.

MATERIAL INFORMATION
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