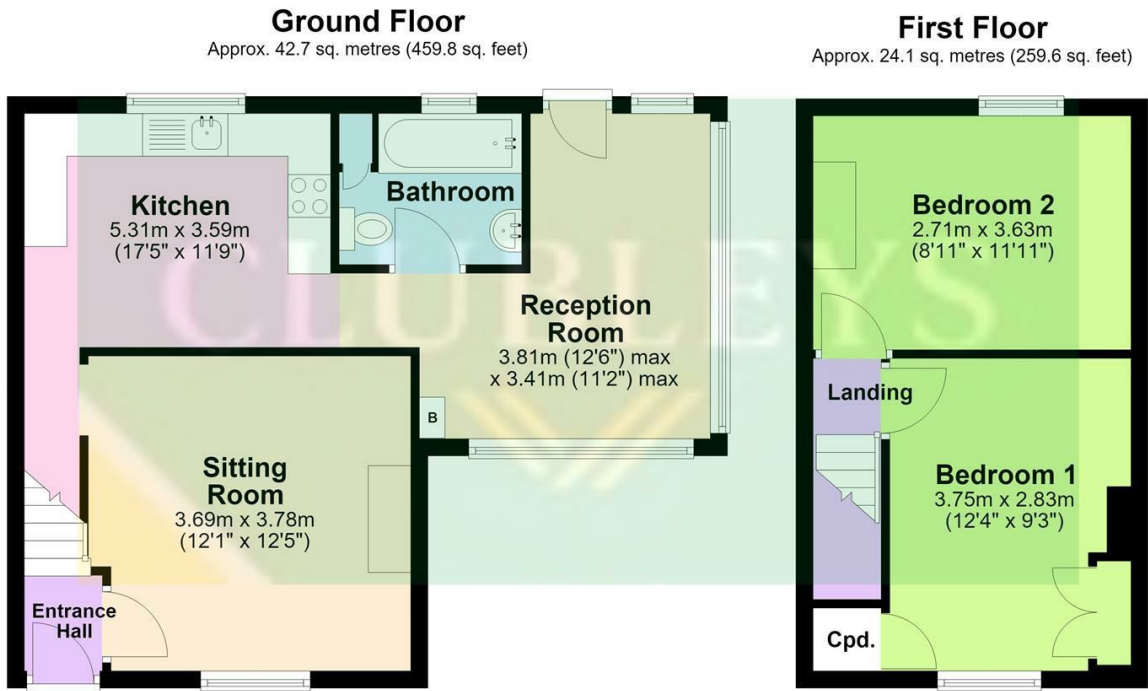


Ivy Dene, Westgate,
North Newbald, YO43 4SN
£220,000



Total area: approx. 66.8 sq. metres (719.4 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.

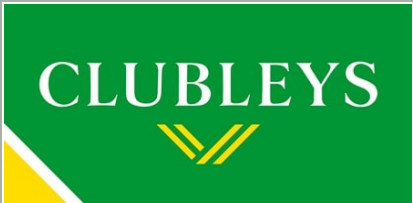
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

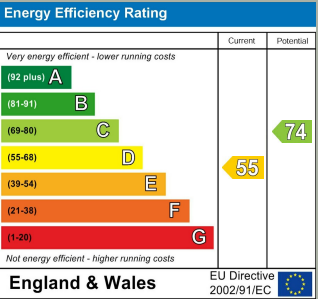
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.



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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.



A charming stone cottage dating back to the 1800s, where period character and modern living come together, set behind a traditional stone wall in the heart of the ever-popular village of Newbald.

Dating back to the 1800s, this characterful home has been thoughtfully extended to create a layout that feels both practical and inviting. The cosy sitting room centres around a log-burning stove, while the modern kitchen flows through to a versatile rear reception, perfect as a dining space, entertaining area or everyday boot room. A ground floor bathroom completes the downstairs accommodation. Upstairs, two bright double bedrooms provide comfortable and peaceful retreats.

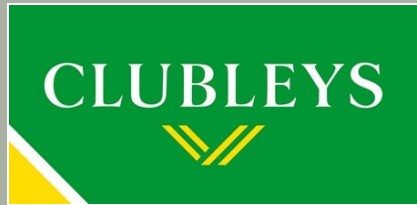
Outside, the enclosed rear garden is mainly laid to lawn and is complemented by a substantial timber-framed open-fronted carport, providing sheltered parking with additional storage potential. To the front, a gated driveway and attractive stone wall create an appealing first impression, perfectly reflecting the cottage's timeless character.

Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



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Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, stairs leading to the first floor.

SITTING ROOM

3.69m x 3.78m (12'1" x 12'4")
Multi-fuel stove set on a stone hearth with a brick inset, wall light points, radiator and decorative beam.

KITCHEN

5.31m x 3.59m (17'5" x 11'9")
Fitted with a range of wall and base units incorporating work surfaces, a single drainer sink unit, eye-level oven, induction hob, integrated washing machine and decorative beam.

BATHROOM

Three-piece suite comprising a panelled bath with shower over and shower screen, low-flush WC, pedestal wash hand basin, chrome heated towel rail, fitted cupboard and part tiled walls.

RECEPTION ROOM

3.81m max x 3.41m max (12'5" max x 11'2" max)
Radiator, floor standing boiler.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

3.75m x 2.83m (12'3" x 9'3")
Wood flooring, fitted cupboard, radiator.

BEDROOM 2

2.71m x 3.63m (8'10" x 11'10")
Wood flooring, radiator.

OUTSIDE

Outside, the property enjoys a gated driveway to the front and an enclosed rear garden, mainly laid to lawn. A substantial timber-framed open-fronted carport provides sheltered parking and useful storage.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

