

Ratten House, Ratten Row,
North Newbald, YO43 4SF
£350,000



ABOUT THE PROPERTY

What makes this home feel so special is its sense of space and symmetry – a handsome, double-fronted detached period property dating back to 1896, beautifully positioned in the heart of the village with views towards the church. Offered with NO ONWARD CHAIN, the property combines beautifully proportioned, light-filled rooms with a wealth of original features, including fireplaces and surrounds, stained glass to the front door, ceiling roses and mouldings, and traditional picture and dado rails. A welcoming entrance hall, with its original-style staircase and balustrade, immediately sets the tone.

The generous sitting room features a bay window, multi-fuel stove and attractive period detailing, flowing through to the dining room with French doors opening onto the garden. A second bay-fronted reception room, complete with open fire, provides another lovely living space, alongside a fitted kitchen and useful utility/WC. Upstairs are three double bedrooms, two benefiting from bay windows, together with a spacious four-piece family bathroom. A further staircase leads to a large and versatile attic room, with Velux windows providing plenty of natural light and offering excellent additional space.

Outside, the property enjoys an enclosed lawned garden, driveway and garage, completing this characterful period village home.

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







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor with under stairs storage cupboard, dado rail, traditional period radiator.

SITTING ROOM

3.95m x 3.29m (12'11" x 10'9")

Bay window, multi fuel stove, tiled hearth, decorated wooden surround, fitted shelves to alcove, picture rail, wooden flooring, traditional period radiator.

DINING AREA

3.92m x 3.08m (12'10" x 10'1")

Wooden flooring, picture rail, traditional period radiator, french doors to garden.

LOUNGE

3.93m x 3.18m (12'10" x 10'5")

Open fire, cast iron surround, decorated tiled inset and hearth, fitted shelves to alcove, wooden flooring, ceiling coving, ceiling rose, traditional period radiator.

KITCHEN

3.88m x 3.18m (12'8" x 10'5")

Fitted wall and base units, work surfaces, ceramic 1.5 bowl sink unit, electric oven, hob, extractor hood over, plumbing for dishwasher, tiled hearth, wooden surround and mantle, tiled floor, part tiled walls, ceiling coving, traditional period radiator,

W.C./UTILITY

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, tiled floor, base unit, plumbing for automatic washing machine and dryer, traditional period radiator.

FIRST FLOOR ACCOMMODATION

GALLERIED SPLIT LANDING

Fitted cupboard, ceiling coving.

BEDROOM ONE

3.98m x 3.17m (13'0" x 10'4")

Fitted wardrobes to alcove, fitted shelves to alcove, bay window, ceiling coving, traditional period radiator.

BEDROOM TWO

3.98m x 3.10m (13'0" x 10'2")

Bay window, fitted wardrobes to alcove, traditional period radiator.

BEDROOM THREE

3.94m x 3.17m (12'11" x 10'4")

Traditional period radiator.

BATHROOM

3.11m x 3.90m (10'2" x 12'9")

Four piece suite comprising bath with matching shower attachment, low flush W.C., pedestal wash hand basin, tiled splashback, step in shower cubicle, tiled floor, traditional period radiator.

ATTIC ROOM 3.53m x 7.35m

Three velux windows, recessed ceiling lights, eaves storage.

OUTSIDE

Outside, there is an enclosed lawned garden, driveway and garage.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

The property benefits from a new external A-rated condensing combination boiler, carrying a 10-year warranty, complemented by traditional-style radiators and modern heating controls throughout. In addition, a new multi-fuel stove has been installed, also carrying a 10-year warranty and achieving Clear Skies Level 5 certification.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 156.7 sq. metres (1686.8 sq. feet)

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.

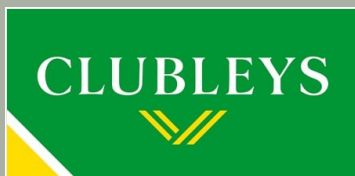
MORTGAGES

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.

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.



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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		46	67
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.