



THE LOCATION

Goodmanham is a small, historic village of approximately 100 houses and outlying farms. There is a popular pub and a historic church. The Wolds Way and the Hudson Way pass by the village. Apart from the facilities of Market Weighton, three other market towns lie within the radius of approximately 15 miles, whilst York and Hull are almost equidistant and a little further.

THE PROPERTY

Newt House stands in an enviable position within this popular Wolds village enjoying wonderful aspect over the church to the front and open countryside to the rear. The property which was originally commissioned by the current owner has been thoughtfully designed combining a modern facade with tasteful and interesting fittings. The accommodation briefly comprises entrance hall, cloakroom, sitting room, dining room, kitchen, master bedroom with en-suite, two further bedrooms and house bathroom. The property stands in approximately 1.5 acres of land, the majority of which is located to the rear and laid to grass. There is a further garden to the front with side driveway providing parking and access to the garage.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Chinese slate flooring, antique style radiator and stairs to the first floor having cupboard under.

CLOAKROOM

White suite comprising Dalton high level WC and Shanks corner hand basin. Chinese slate flooring.

SITTING ROOM 18'6" X 13'0" (5.65M X 3.96M)

Accessible via steps down from the entrance hall. Feature brick set fireplace having raised hearth, open chimney and dog grate, solid oak wood flooring, 2 antique radiators and french doors enjoying wonderful open views.

DINING ROOM 14'3" X 8'6" (4.34M X 2.58M)
Chinese slate flooring, antique radiator and french doors to the rear.

KITCHEN 11'10" X 8'0" (3.60M X 2.43M)

Retro style Italian kitchen having a range of wall and floor units with useful larder unit and complementary granite and marble work surfaces incorporating inset twin bowl sink units, Smeg five ring gas hob with hood over, electric oven, integrated Bosch dishwasher and Smeg fridge freezer. Chinese slate flooring, recessed ceiling lights and personal door to the garage.

FIRST FLOOR

LANDING

Spacious landing having two built in cupboards one of which houses hot water cylinder, hatch providing access to the roof space and radiator.

BEDROOM ONE 14'1" X 13'0" (4.30M X 3.97M)

With steps down from the landing. Painted wood flooring, two fitted cupboards, vaulted ceiling and two fitted cupboards.

EN-SUITE BATHROOM

White suite comprising low flush WC, pedestal wash hand basin, bidet and roll top bath with mixer tap shower attachment. Wood strip flooring, radiator and extractor fan.

BEDROOM TWO 19'7" x 12'2" (5.96m x 3.72m)

Two cast radiators, Velux window

BEDROOM THREE 9'11" X 8'5" (3.01M X 2.56M)

Cast radiator.

BATHROOM

White suite comprising high flush WC, roll top bath with shower over and pedestal wash hand basin. Wood strip flooring, radiator and extractor fan.



OUTSIDE

There is a patio area directly adjacent to the house with fenced lawn area. The additional land is laid to grass. The front garden is part gravel and lawn. A side driveway provides off street parking and access to the garage.

GARAGE 19'10" X 12'4" (6.05M X 3.76)

Electric up and over door, power and light. Plumbed for automatic washing machine, sink unit, boiler. Personal door to the kitchen and to the rear garden.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND E

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.



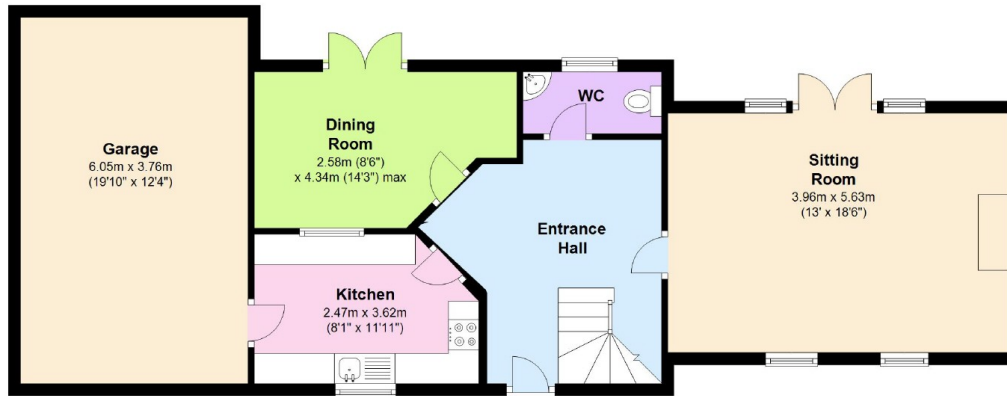


Floor Plan

This plan is for illustrative purposes only

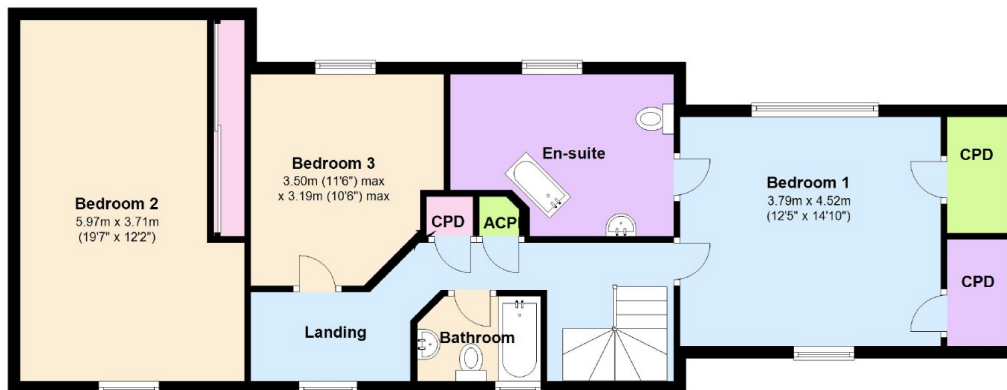
Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



Total area: approx. 159.9 sq. metres (1721.5 sq. feet)

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

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