

RM
English



Newton Vale, Newton on Derwent, East Riding of Yorkshire, YO41 4ES

- An exclusive development in a highly desirable location
- The photographs used are from the completed property adjacent
- Contemporary open plan kitchen/living/diner with integrated appliances and a wood burning stove.
- Separate utility room
- Ground floor bedroom with an en-suite shower room
- Second reception room/home office.
- Ground floor w/c with hand basin
- Two double bedrooms and a single to the first floor. One of the doubles has an en-suite shower room
- Family bathroom
- Underfloor heating to the entire ground floor. Air source heat pump
- Single detached garage. Deceptively spacious fully enclosed rear garden
- EPC = B

Guide Price £625,000

Harebell is a stunning family home, located on an exclusive development, accessed via a private drive in the heart of Newton Upon Derwent village, a highly desirable, idyllic location less than ten miles from the centre of York. The property benefits from landscaped gardens on a well proportioned plot with a South Westerly aspect to the rear. The craftsmanship and attention to detail that has gone into the overall design of this bespoke property has resulted in a luxurious, high specification family home that will appeal to the most discerning purchaser. The property comes with a 10 year NHBC warranty, intruder alarm, Porcelanosa bathroom fittings, ultrafast broadband, an electric vehicle charging point and so much more. Viewing the property is an absolute must in order to fully appreciate everything on offer.

Entering the property, you will be immediately struck by the spacious entrance hallway with a central staircase leading to the first floor. Off the entrance hall there is a home office that could be used as an additional reception room. There is a ground floor bedroom with a fully tiled en-suite comprising a walk in shower, w/c and hand basin. The inclusion of a ground floor bedroom makes this property extremely versatile which is perfect for anyone that is looking for single storey living or planning ahead for the years to come. There is a cloakroom with a w/c and hand basin off the entrance hall.

The kitchen/dining/living area is absolutely stunning with two separate pairs of large bi folding doors that open out onto the South West facing rear garden. The living area benefits from a log burner, perfect for the colder winter months. There is a dining area in the centre of the room, sufficient for a good sized formal dining table and chairs. The fitted kitchen benefits from Quartz worktops, a central island that incorporates an induction hob and doubles up as a breakfast bar. There is a range of fitted appliances. The utility room also benefits from Quartz worktops, with space for additional white goods and external side door. The whole of the ground floor benefits from underfloor heating.

To the first floor there are two good sized double bedrooms and a single bedroom. The master bedroom benefits from an en-suite comprising of a walk in shower, w/c, hand basin and tiles by Porcelanosa. In addition there is a separate family bathroom featuring a bath with shower over, w/c, hand basin and vanity unit.

Moving outside you will see that the garden is deceptively spacious and wraps around the property. The garden is South West facing with a large patio adjacent to the house, the perfect place to sit out and enjoy the sun in the summer months. The garden will be laid to lawn and partly enclosed by a beech hedge with estate fencing in addition to boundary fences. There is a single garage and a driveway which provides parking for approximately 3 cars.

Location

The village of Newton on Derwent lies approx. 6 miles West of the market town of Pocklington and approx. 8 miles East of the city of York. There is a highly rated public house in the village and a primary school, with village shops nearby in Wilberfoss.

Agents Note:

The photographs that have been used online and in the brochure are from the completed property adjacent.





A STUNNING PROPERTY IN AN EXCLUSIVE DEVELOPMENT OF ONLY FOUR HOUSES



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		0
Current	Potential	
Very energy efficient - lower running costs		
(92-100) 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		
		83
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		0
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		84
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Main Street, Newton on Derwent, York, North Yorkshire, YO41 4DA
Reference: 912

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Air source heat pump. Mains water, electric & drainage.

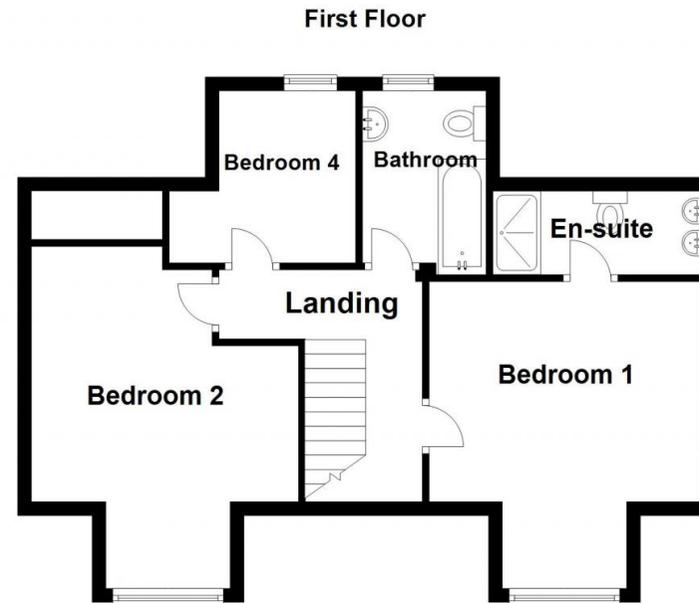


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Offices in **York, Pocklington and Market Weighton**

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