Philip Bannister
Estate & Letting Agents
Platinum Collection

18
Monckton Rise | South Newbald | YO43 4BX

£550,000

18 Monckton Rise, South Newbald, YO43 4RX

Enjoying a highly desirable position within the picturesque Wolds village of South Newbald, this substantial five-double-bedroom family home is arranged over three floors and combines contemporary open-plan living with a southerly facing garden and uninterrupted views across adjoining paddocks and open countryside.

Behind its attractive traditional stone frontage, the property is superbly presented throughout, offering generous proportions, abundant natural light and a versatile layout ideally suited to modern family life.

A welcoming entrance hall leads through to the impressive open-plan living and dining space. The contemporary kitchen is stylish and practical, with quality finishes, excellent storage and a layout designed for both everyday living and entertaining. The adjoining dining area is ideal for family gatherings, while the comfortable sitting area provides a relaxed space to enjoy the outlook.

The first floor provides three generously proportioned double bedrooms, including an impressive principal bedroom with a spacious en-suite bathroom and excellent storage. Two further double bedrooms are located on the second floor, together with a beautifully appointed shower room.

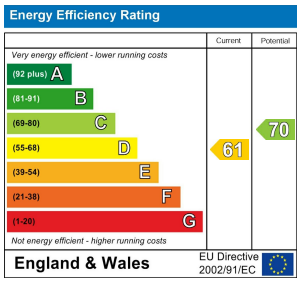
Outside, the southerly facing rear garden is a particular highlight. Beautifully maintained and enjoying an open aspect, it provides ample space for outdoor dining and relaxation, with uninterrupted views across the paddocks and surrounding Yorkshire countryside.

South Newbald is a charming Wolds village surrounded by rolling countryside, with a strong community and traditional character. The village is home to the historic Grade I listed Church of St Nicholas, local pubs, a primary school and village hall, with excellent opportunities for walking and enjoying the countryside.

Ideally positioned between Market Weighton and South Cave, the village offers peaceful rural living whilst remaining well placed for the wider East Yorkshire area.

Key Features

- Beautiful Stone Fronted Home
- Southerly Garden With Open Fields To The Rear
- 5 Double Bedrooms
- Fabulous Open Plan Living
- High Specification Throughout
- Impressive Fitted Kitchen + Separate Utility Room
- 3 Bathrooms
- Double Garage & Driveway
- Hardwired Music System
- ER - D



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LOVE YOU MORE

ACCOMMODATION
The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessing the property through a composite entrance door, the welcoming entrance hall leads to the principal rooms of the home. There is a staircase leading to the first floor and an understair storage cupboard.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wall mounted wash basin beneath a tiled splashback.

SNUG
10' x 11'3 (3.05m x 3.43m)
A versatile, front-facing reception room suitable for a variety of uses, including a snug, home office, or playroom.

OPEN PLAN LIVING DINING KITCHEN
A stunning open plan living space incorporating areas for living, dining and cooking.

KITCHEN DINER
11'4 x 26'2 (3.45m x 7.98m)
The kitchen is fitted with a comprehensive range of wall and base units, complemented by extensive Corian-style acrylic work surfaces incorporating a moulded sink, drainer, and mixer tap. A freestanding “Stoves” range cooker is positioned beneath a stainless steel extractor hood, alongside integrated appliances including a dishwasher, microwave, fridge, and freezer.

A dining area comfortably accommodates a six seater table and enjoys pleasant views through French doors opening onto the garden. A glazed partition connects this space to the living area.

LIVING ROOM
14'8 x 12'7 (4.47m x 3.84m)
A comfortable living space featuring a chimney breast with a recessed gas fire, offering ample room for a large suite. There is a window to the front elevation.

UTILITY ROOM
Located off the kitchen, fitted with matching units. There is space and plumbing for an automatic washing machine and internal door leading to the garage.

FIRST FLOOR

LANDING
With access to the first floor accommodation, a useful airing cupboard and a second staircase which leads up to the upper floor.

PRINCIPAL BEDROOM SUITE
13'5 + wardrobes max x 19'8 max (4.09m + wardrobes max x 5.99m max)
A spacious principal bedroom suite with a wall of fitted wardrobes and fabulous elevated views over a paddock and the adjoining farmland to the rear.

EN-SUITE
7'10 x 11'1 (2.39m x 3.38m)
The luxurious en-suite is fitted with a four piece suite comprising double-end bath with central mixer, large walk-in shower, WC and "his & hers" wash basin mounted upon a wooden plinth. There are half tiled walls and a ladder style heated towel rail.

BEDROOM 2
10' x 11'1 (3.05m x 3.38m)
A double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3
10'1 x 12'8 (3.07m x 3.86m)
A further double bedroom with a window to the front elevation.

LOVE
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MORE

BATHROOM
7'3 x 11'1 (2.21m x 3.38m)
A beautifully appointed family bathroom featuring a four-piece suite comprising a double-ended bath with central mixer tap, a large walk-in shower, WC, and a wash basin set on a wooden plinth. The room benefits from half-tiled walls and a ladder-style heated towel rail.

SECOND FLOOR

LANDING
With access to the accommodation upon this floor. There is a Velux window providing natural light.

BEDROOM 4
9'2 x 14'5 (2.79m x 4.39m)
A further double bedroom with a Velux window.

BEDROOM 5
15'9 x 10'9 + wardrobes (4.80m x 3.28m + wardrobes)
A generous fifth bedroom, ideal as a games room or home workspace, featuring fitted wardrobes and two Velux windows.

SHOWER ROOM
6'1 + shower x 10'8 (1.85m + shower x 3.25m)
The impressive shower room features a large walk-in shower, WC and a wash basin mounted upon a wooden plinth. There are tiled splashbacks and a ladder style heated towel rail.

THE GROUNDS
To the front of the property there is a lawned garden with beech hedging to the front boundary. A central footpath leads to the property and there is a gravelled path from the driveway. The delightful rear garden enjoys a southerly and open aspect with a central lawn and mature hedging. A decked terrace is immediately to the rear and a footpath leads to a second terrace, ideal for entertaining with hardwired speakers, ambient lighting and a waterfall. There is access to the garage and a useful bin store/utility space

DOUBLE GARAGE
18'8 x 19'11 (5.69m x 6.07m)
A block paved driveway offers excellent off street parking which in turn leads to to a double garage with two up and over doors, light and power supply.

GENERAL INFORMATION
SERVICES - Mains water, electricity, and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a LPG fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of sash double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE
We understand that the property is Freehold.

VIEWINGS
Strictly by appointment with the sole agents.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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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.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100

Anya

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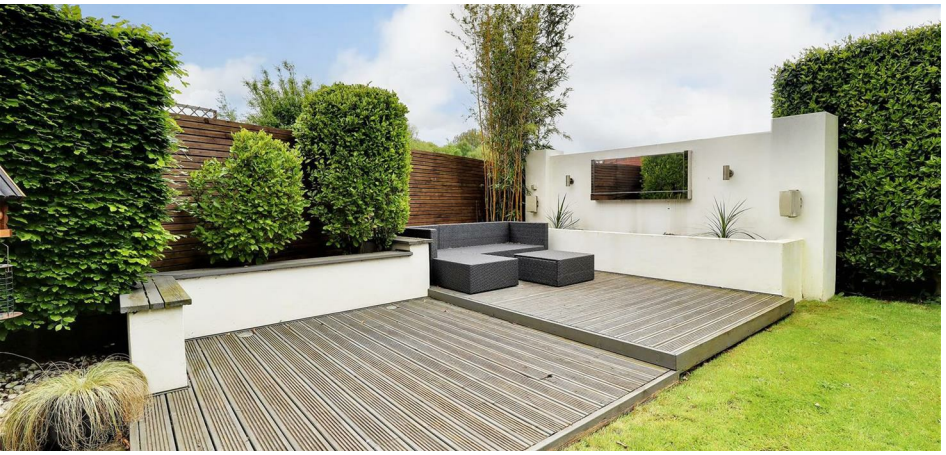
50 CENT DAVIDO
MARY J. BLIGE
CLASSIC CAR BOOK
TIM PEAKE
CARRA
STEVEN GERRARD
David Beckham
CROUCH



GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.

2ND FLOOR
462 sq.ft. (43.0 sq.m.) approx.

TOTAL FLOOR AREA : 2391 sq.ft. (222.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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