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Limb
MOVING HOME









Dales House, 26 Eastgate, North Newbald, East Yorkshire, YO43 4SD

- Impressive Detached House
- Extremely Spacious
- 5 Beds / 3 Baths
- Council Tax Band = F
- Lovely Garden
- Detached Tandem Garage
- Outstanding Village Location
- Freehold / EPC = D

£725,000

INTRODUCTION



Enjoying a slightly elevated and extremely private position, close to the picturesque village centre, is this impressive detached house. Built in 2000 to a classic design, the property affords the feeling of real space and character yet with modern credentials. The house is attractively set back from Eastgate where a charming beck runs through the village and a farm gate opens to the block set driveway leading up to the forecourt and large garaging facilities.

The house itself is ideal for family occupation with its three reception rooms, large conservatory and kitchen, together with a utility room and cloaks/W.C., catering for the practicalities of daily living. Upstairs, the landing provides a fine view towards Dot Hill and there are a series of five bedrooms, the main of which is particularly spacious and having the luxury of a walk-in dressing room and stylish en-suite. Bedroom 2 also has an en-suite and there is a separate house bathroom. The accommodation has the benefit of oil fired central heating to radiators with underflooring heating to bath/shower rooms and conservatory, which itself also has air-conditioning. The attractive enclosed rear garden incorporates paved patio areas, planted borders, lawn and a wendy house. There is also plenty of space to the side of the house, ideal as a dog run.

LOCATION



North Newbald is an idyllic East Yorkshire Wolds village clustered around its central green at the foot of the Yorkshire Wolds. This thriving village is home to a mix of properties from delightful cottages to farms and many homes of distinction. There is a strong active community in the village with two public houses, a community hall, primary school, play park, playing field, opticians and hairdressers and a fine Norman Church. There are regular events organized within the village including an annual duck race, Christmas Fair and Summer Gala.

The historic Wolds Way skirts the village and to the east, chalk streams converge to form a crystal clear beck that runs the entire length of Eastgate. Within a short drive a number of well reputed restaurants can be found. Access to the M62 motorway network is around 10 minutes drive away and a mainline railway station is located at Brough, again approximately 10 minutes drive away, which provides inter city connections with London Kings Cross around 2.5 hours distant.

South Cave 4 miles
Market Weighton 4 miles
Brough 7 miles
Beverley 8 miles
Pocklington 11 miles
Hull 15 miles
York 23 miles

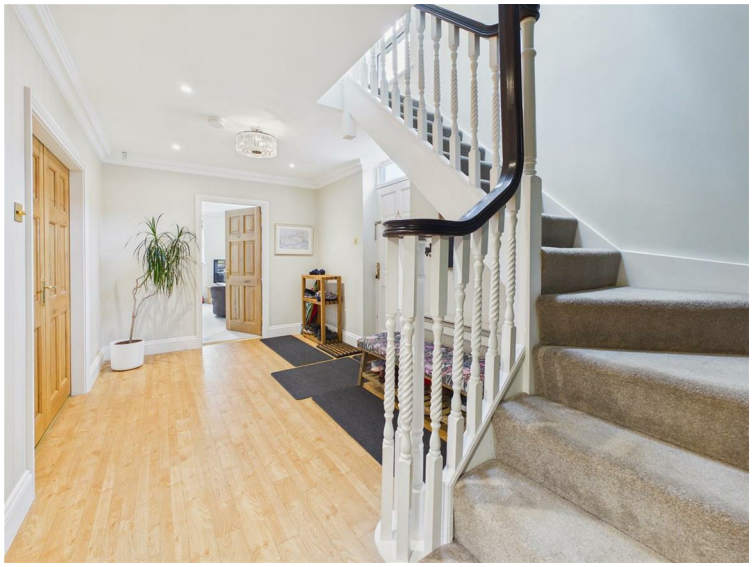
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The Property Ombudsman
OnTheMarket.com
Property Photography Academy

ACCOMMODATION

Residential entrance door to:

ENTRANCE RECEPTION

A particularly impressive hallway with turning staircase leading up to the first floor. Cloaks cupboard off.





W.C.

With concealed flush W.C. and wash hand basin, tiled surround.

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LIVING ROOM

With window to front, windows to either side of chimney breast which houses the log burner upon a tiled hearth with chunky timber lintel above.



DINING/PLAY ROOM

With fitted cupboards and desk area.



STUDY

Window to front.

KITCHEN

An extensive range of high gloss fronted units with granite worksurfaces and matching island with breakfast bar peninsula. Features also include a stove cooker with NEFF extractor hood above, integrated dishwasher, wine chiller, coffee machine, microwave and fridge. Windows overlooking the rear garden and double doors leading through to the conservatory. Oak flooring





CONSERVATORY

A super sized conservatory/garden room which overlooking the rear and is access from the kitchen and living room, tiled floor. Double doors open out to the rear terrace.



UTILITY ROOM

With fitted sink and drainer unit, plumbing for automatic washing machine, space for dryer, further room for appliances, wall mounted oil fired central heating boiler, window and door to side.

FIRST FLOOR

LANDING

Window to front which provides some great views up Dot Hill. Large airing cupboard to corner.



BEDROOM 1

A super sized bedroom with window to rear.



DRESSING ROOM

With open hanging and shelving facilities.

EN-SUITE

A stylish en-suite featuring an oval shaped bath, large shower enclosure with rainhead and handheld shower system, designer wash hand basin and toiletries cabinet, concealed flush W.C., tiled surround and floor, heated towel rail.





BEDROOM 2

A sizeable double bedroom with window overlooking the garden to rear, built-in double wardrobe.



EN-SUITE

With suite comprising corner shower cubicle, wash hand basin, concealed flush W.C., tiling to walls and floor, heated towel rail.



BEDROOM 3

Window overlooking the rear garden, built-in double wardrobe.



BEDROOM 4

Window to front elevation.



BEDROOM 5

Window to front elevation providing a great view of Dot Hill.

BATHROOM

White suite comprising corner shower cubicle, Villeroy & Boch wash hand basin in cabinet, bath, concealed flush W.C., tiling to walls and floor.



OUTSIDE

The attractive enclosed rear garden incorporates paved patio areas, planted borders, lawn and a wendy house. There is also plenty of space to the side of the house, ideal as a dog run.





GARAGE

approx 32'6" x 11'11" (approx 9.91m x 3.63m)
A large garage with doors to both front and side.

HEATING

The property has the benefit of oil fired central heating to radiators with underflooring heating to bath/shower rooms and conservatory

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

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COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of 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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

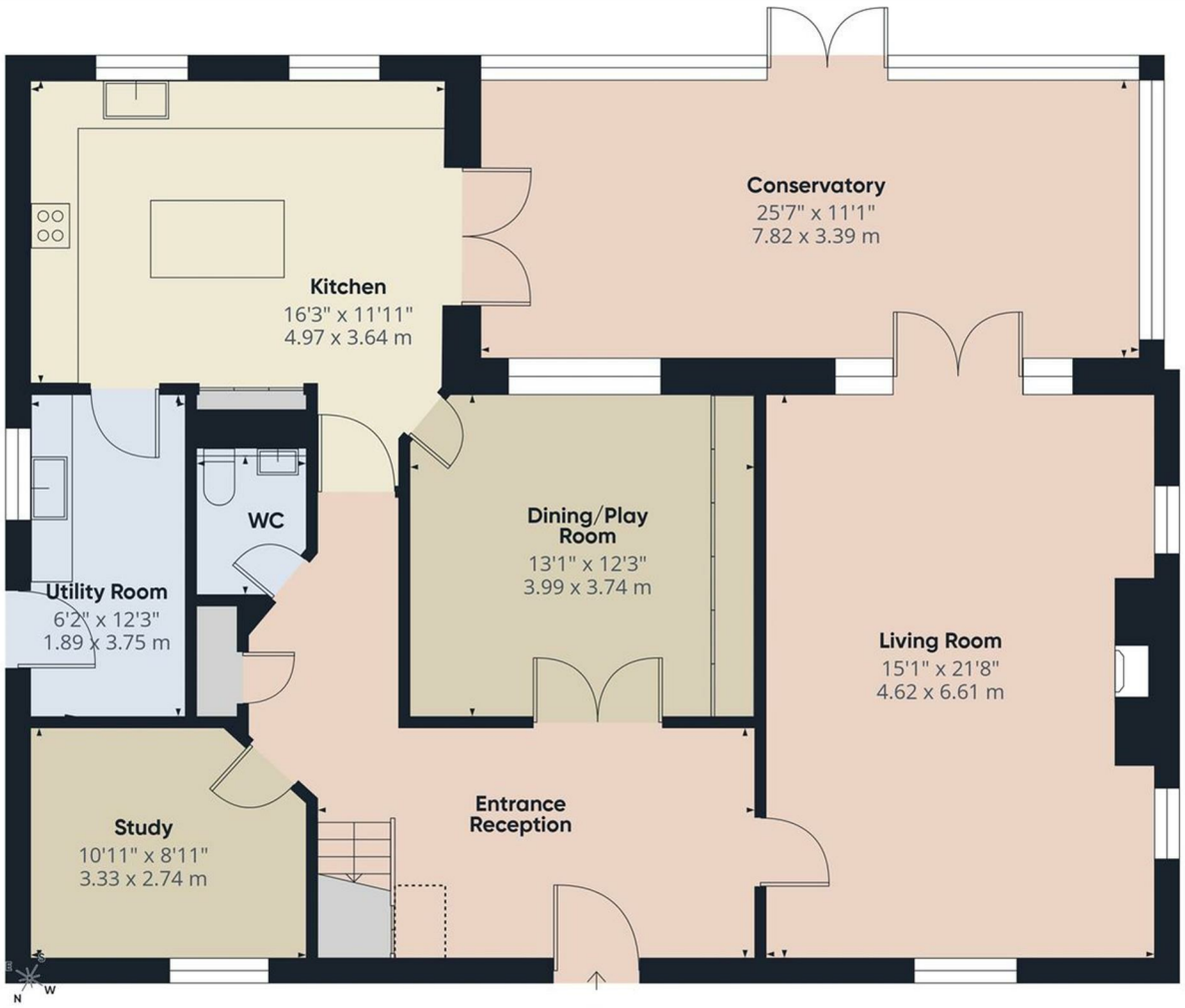
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Houghton
Sancton
Cliffe Rd
A1034
Roman Rd
Stoneknowle Hill
Beverley Rd
North Newbald
South Newbald
A1034
B1230
B1230
Hotham
Google
Map data ©2026 Google



Floor 0 Building 1

Approximate total area(1)
1376 ft²
127.9 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

Approximate total area(1)

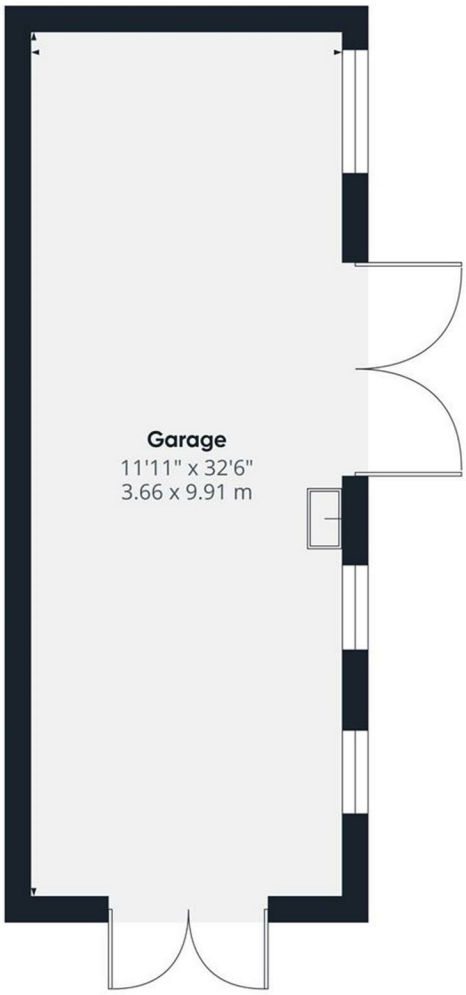
1063 ft²

98.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

Approximate total area(1)

397 ft²

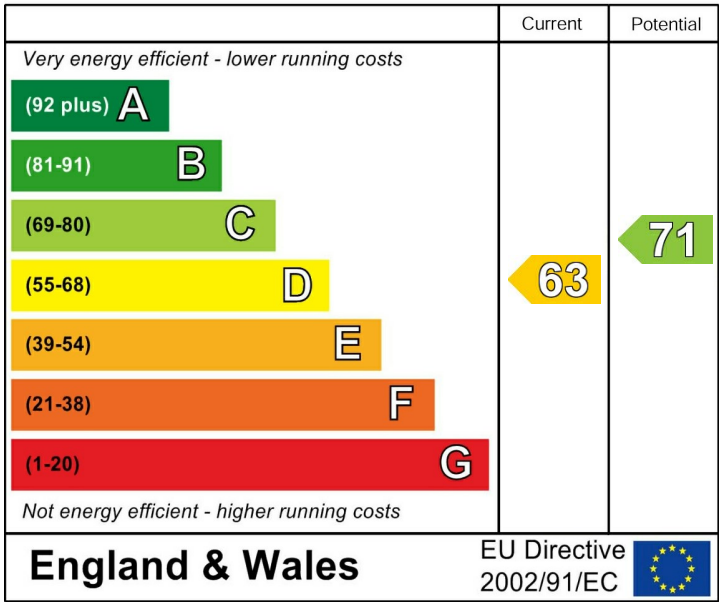
36.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

