



RATTEN HOUSE, NORTH NEWBALD
£415,000

Carter Jonas

RATTEN ROW, NORTH NEWBALD, YO43 4SF

RATTEN HOUSE IS AN ATTRACTIVE 4 BEDROOM FAMILY HOME IDEALLY LOCATED
IN THE SOUGHT-AFTER VILLAGE OF NORTH NEWBALD

This pretty Victorian property has an abundance of character, with its high ceilings, elegant rooms, bay windows and period features.

The versatile accommodation is arranged over 3 floors with well-proportioned rooms and large windows allowing plenty of natural light.

The ground floor offers a reception room with pretty bay windows and original fireplace, a charming dining area with French doors leading to the garden. There is also a separate dining room, a good-sized kitchen which also leads directly to the garden, together with a practical utility room and WC

On the first floor you will find 3 bright double bedrooms with views over Nicholas' Church and a generous family bathroom with a second staircase leading to the spacious attic bedroom.

The property is central to the village with an attractive façade, a lawned garden at the rear and a gated driveway which leads from Matty Lane to a garage.

North Newbald is situated between South Cave and Sancton, in the popular area of the Yorkshire Wolds. The village is a peaceful place to be and is a favourite for many walkers, young and old.

There are two pubs, a shop, a beautiful Norman church built in 1140AD and a children's play park

A bus service runs from North Newbald to Beverley, Brough, Elloughton, North Cave, South Cave and Hotham.

TENURE Freehold

EPC BAND F

COUNCIL TAX BAND E

EAST RIDING OF YORKSHIRE COUNCIL



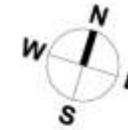


Classification L2 - Business Data



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Ratten Row, North Newbald, YO43
 Approximate Area = 1877 sq ft / 174.4 sq m
 Garage = 246 sq ft / 22.9 sq m
 Total = 2123 sq ft / 197.3 sq m
 Including Limited Use Area (157 sq ft / 14.6 sq m)



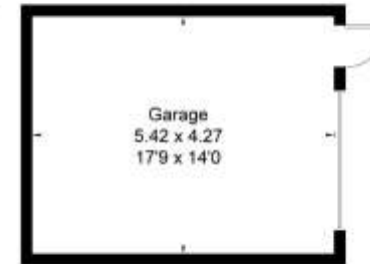
= Reduced head height below 1.5m



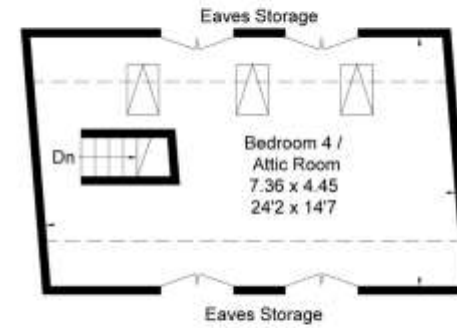
Ground Floor



First Floor

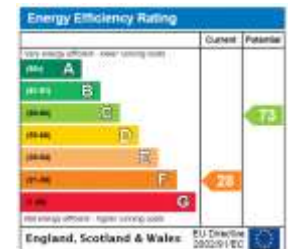


(Not Shown In Actual
Location / Orientation)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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