



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

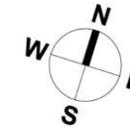
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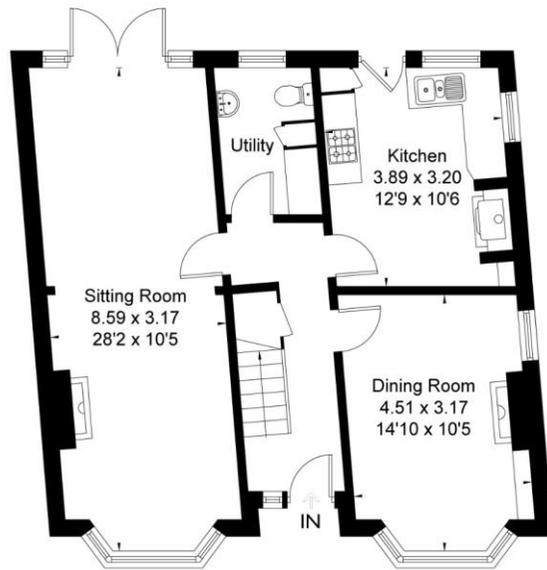




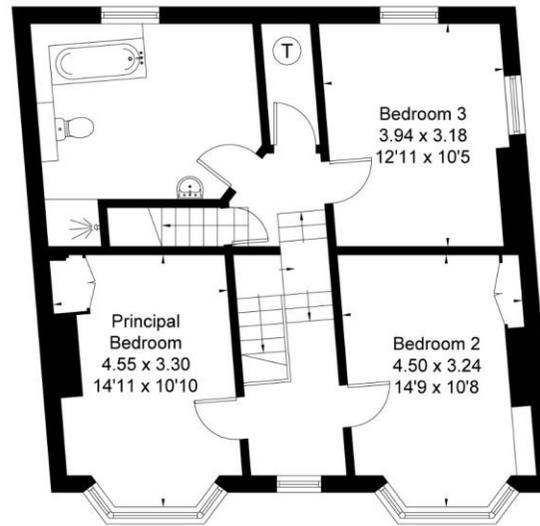
Ratten Row, North Newbald, YO43
 Approximate Area = 1877 sq ft / 174.4 sq m
 Garage = 246 sq ft / 22.9 sq m
 Total = 2123 sq ft / 197.3 sq m
 Including Limited Use Area (157 sq ft / 14.6 sq m)



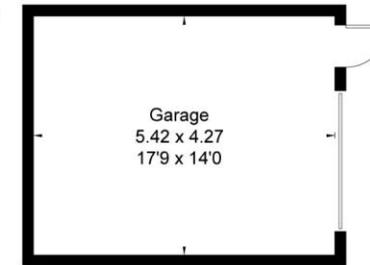
= Reduced head height below 1.5m



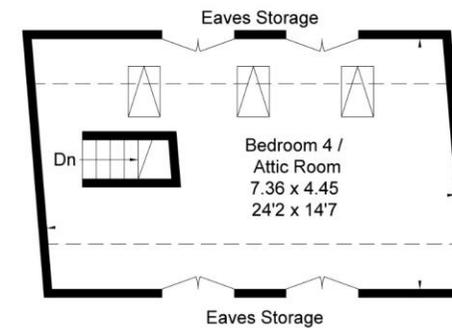
Ground Floor



First Floor

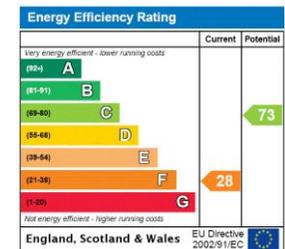


(Not Shown In Actual Location / Orientation)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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