



9 NEWTON PARK  
Newton On Ouse, York



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# 9 NEWTON PARK

York, YO30 2DR

A beautifully four bedroom detached family home in the historic and popular village of Newton-on-Ouse, with large garden, driveway, double garage and easy commuting to nearby York.

## ACCOMMODATION

Detached House  
Detached Double Garage  
Four Bedrooms  
Two Bathrooms  
Modern Kitchen  
Excellent Condition



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## Newton Park

A beautifully four bedroom detached family home in the historic and popular village of Newton-on-Ouse, with large garden, driveway, double garage and easy commuting to nearby York.

### Situation and Amenities

Located between York and the thriving market town of Easingwold, Newton-on-Ouse is an idyllic and popular village with two public houses, an historic church and is walking distance to the beautiful Beningborough Hall estate.

The village is serviced by a regular bus service between Easingwold and York, including York Railway Station with mainline trains to London and Edinburgh, and there are plenty of good local state and independent schools in the local area.





### Ground Floor

From the front door there is a large sitting room to the right with sliding doors to the rear offering access to the garden. There is a separate WC under the stairs, and to the left of the entrance, the dining room which leads to the recently refurbished smart kitchen with integrated appliances. The kitchen then leads to the spacious utility room with sink, further storage and access to the garden.

### First Floor

The first floor comprises a large principal bedroom with recently renovated ensuite, and three further double bedrooms and family bathroom.

### Externally

To the front of the property is a lawned section with an array of shrubs and driveway to the right of the property. The back garden is a delightful open lawned space with driveway to the side which leads to the detached double garage.



## Local Authority and Council Tax Band

Hambleton District Council.

The property is banded F.

## Services and Other Information

The property is serviced with mains water, electricity and mains drainage, with gas fired central heating and double glazing throughout.

## Particulars & Photographs

The particulars were written and the photographs taken in May 2022.

## Viewings

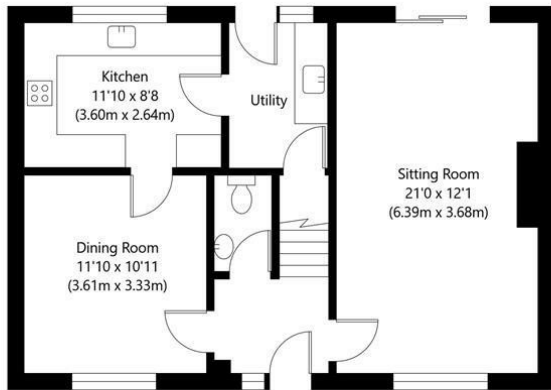
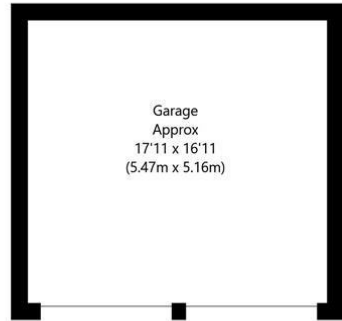
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## Disclaimer Notice

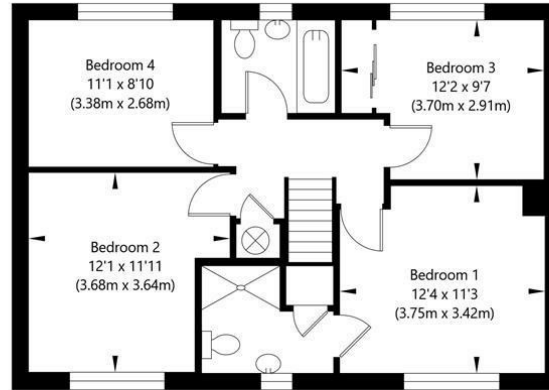
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9 Newton Park, Newton on Ouse, YO30 2DR



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 652 SQ FT / 60.61 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 652 SQ FT / 60.61 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1304 SQ FT / 121.22 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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