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Limb
MOVING HOME



57 Main Street, Hotham, York, YO43 4UB

- 📍 Semi Detached House
- 📍 3 Bedrooms
- 📍 Superb South Facing Garden
- 📍 Excellent Parking
- 📍 Recently Refurbished
- 📍 Desirable Rural Village
- 📍 Council Tax Band = A
- 📍 Freehold/EPC = E

£240,000

INTRODUCTION

Guide Price £250,000 to £280,000

A great opportunity to move into a lovely home in one of the area's most desirable villages. Recently refurbished and ready to move straight into with new fitted carpets and freshly decorated, this semi detached house has excellent parking to the front and a large south facing garden providing plenty of potential to extend to the side, rear and loft, subject to appropriate permissions being obtained. Currently the very spacious accommodation comprises an entrance hallway, a newly fitted kitchen with appliances and a living room which runs across the full width to the rear of the house with doors leading to the rear garden. At first floor level, there are three bedrooms and a newly fitted bathroom with shower facility. The accommodation has the benefit of oil-fired central heating and uPVC double glazing. The property stands on a really good sized plot with gravelled driveway to the front providing off street parking for several vehicles. To the side are three useful outbuildings including a boiler room housing the oil fired central heating boiler (not tested), a utility shed with plumbing for automatic washing machine and a fuel store. The south facing rear garden is mainly laid to lawn complimented by a large timber decked area. There is also potential to extend the property in due course as planning approval was obtained in March 2024 for the "erection of a two storey side extension and a single storey rear extension". Part of this approval was to remove part of the front boundary wall to from a new vehicular access, work that has been indeed completed. (Planning application reference 24/00120/PLF).



LOCATION

Hotham is one of East Yorkshire's prettiest and most desirable villages surrounded by the beautiful Wolds countryside yet ideally placed for travel/commuting with junction 38 of the M62 motorway only some 4 miles distance. Convenient access is also available to York (21 miles), Hull (16 miles), Beverley (18 miles) and Market Weighton (4 miles). A mainline railway station is located approximately 6 miles away at Brough. This highly regarded village comprises a varied mix of properties from delightful cottages through to some of the finest homes in the region. Within the village lie a Norman church, village hall and a very popular public house/restaurant. The village is under the York postcode and the local authority is within the area of East Riding of Yorkshire Council.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor and laminate flooring.



LOUNGE

25'10" x 10'11" approx (7.87m x 3.33m approx)

With laminate flooring, uPVC double glazed window and uPVC double doors leading out to the rear garden. Opening to:



KITCHEN

11'11" x 6'11" approx (3.63m x 2.11m approx)
With a range of newly-fitted contemporary units and worksurfaces, sink and drainer with mixer tap, integrated single oven and electric hob with extractor canopy over, space for fridge/freezer and dishwasher, inlaid spotlights, tiled floor, uPVC double glazed window to the front and external access door to side.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

13'9" x 10'11" approx (4.19m x 3.33m approx)
With built in cupboard and uPVC double glazed window overlooking rear garden.



BEDROOM 2

11'11" x 10'11" approx (3.63m x 3.33m approx)
With built in cupboard and uPVC double glazed window overlooking rear garden.



BEDROOM 3

10'6" x 6'11" approx (3.20m x 2.11m approx)
With built in cupboard and uPVC double glazed window to front elevation.



BATHROOM

With a newly-fitted white suite comprising bath with shower over and screen, pedestal wash hand basin and low flush WC, extractor fan, heated towel rail, inlaid spotlights, panelled walls, tiled floor and uPVC double glazed window



OUTSIDE

There is an extensive gravelled parking area to the front of the property providing off-street parking for several vehicles. There is gated pedestrian access to the side leading to the rear garden.

The sizeable southerly facing rear garden is a particular feature and is laid mainly to lawn with a decked area directly adjoining the rear of the property. There are hedged and fenced boundaries. There are also useful outbuildings including a boiler room (housing the oil-fired central heating boiler (not tested), a utility shed with plumbing for automatic washing machine and a fuel store.



SERVICES

Mains, water, electricity and drainage are believed to be connected to the property.

TENURE

Freehold

COUNCIL TAX BAND

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

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

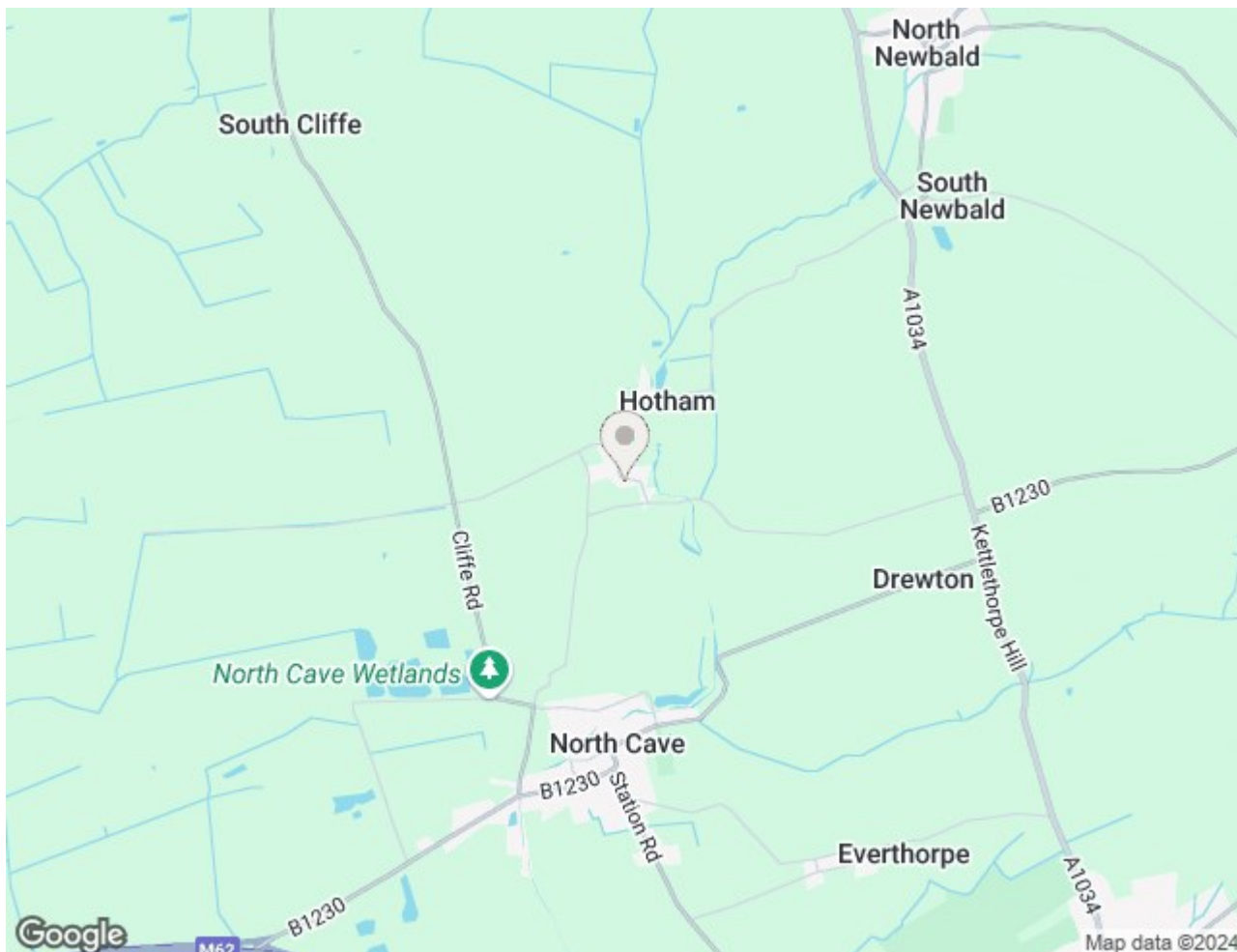
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

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.

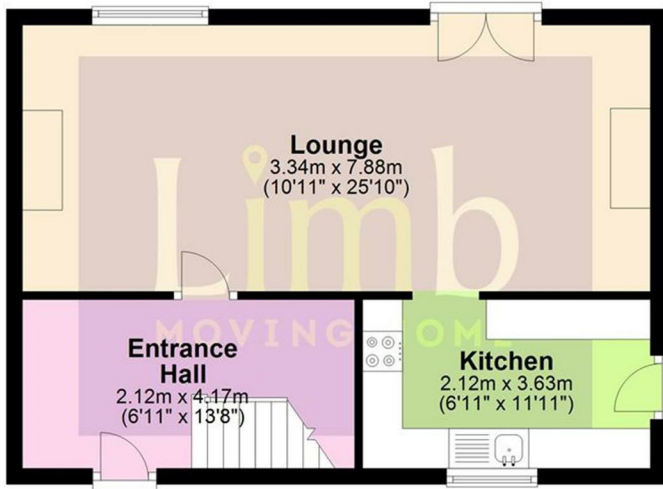
VALUATION SERVICE

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.



Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

