

HOOWER HOUSE, 1 MAIN STREET HAROME



A double fronted stone cottage, with heaps of potential, together with gardens, outbuildings and off-street parking, located within a desirable cottage.

Over 1,000 square feet of accommodation:

Entrance hall, living room, sitting room, galley kitchen with pantry and rear lean to building.

Three bedrooms & bathroom.

Mature gardens and grounds to the front and rear. Range of outbuildings. Garage and off-street parking

NO ONWARD CHAIN

GUIDE PRICE £299,950

On the open market for the first time in its history, Hoover House is officially Number 1 Main Street and occupies a central position within this popular and very sought after village. Built in around 1950 to a traditional double fronted design, the property is now in need of updating and improvement throughout, but offers the rare opportunity to create a comfortable family home within Harome. The accommodation could be easily reconfigured, and the generous plot offers some potential for extension (subject to all necessary planning consents and approvals).

The accommodation amounts to 1,047 square feet which in brief comprises, entrance hall, front to back living room, sitting room with open fire and galley kitchen with pantry and a lean-to building off to the rear. Upstairs are three bedrooms and the house bathroom.



Harome is a sought after, and very pretty village located some three miles from the picturesque market town of Helmsley and is well known for the highly regarded Star Inn and The Pheasant Hotel. A good range of local amenities are available in the well served town of Helmsley and Harome is well placed to enjoy the surrounding countryside, as well as being in easy striking distance to the North York Moors and Coast.

ACCOMMODATION

ENTRANCE HALL

Upvc glazed front door. Stairs to the first floor. Understairs cupboard. Rear hall with back door. Electric fuses and consumer units.

LIVING ROOM

3.80 m (16'0") x 3.40 m (10'11")

Dual aspect room with windows to the front and rear. Fitted original cupboards. Open fire set into a tiled surround. Radiator.



SITTING/DINING ROOM

3.80 m (12'6") x 3.40 m (11'2")

Bay window to the front. Open fire with an original 1950's tiled surround. Radiator. Telephone point.



KITCHEN

2.73 m (8'11") x 1.84 m (6'0")

Range of fitted base and wall units. Casement window to the rear. Electric oven. Integrated inset sink. Hob. Tiled splashbacks.



PANTRY/UTILITY

1.84 (6'0") x 0.88 m (2'8")

Window to the rear. Fitted pantry shelving. Automatic washing machine point.

LEAN TO BUILDING

1.99 x 3.11 m (6'7") x 2.00 m (6'7")

Access out to the rear.

FIRST FLOOR

LANDING

Casement window to the rear. Airing cupboard housing hot water cylinder. Fitted cupboards. Loft inspection hatch.

BEDROOM ONE

3.35 m (11'0") x 3.00 m (9'10")

Casement window to the front. Radiator.



BEDROOM TWO

3.80 m (12'6") x 3.00 m (9'10")

Casement window to the front. Radiator.



BEDROOM THREE

3.80 m (12'6") x 1.80 m (5'11")

Casement window to the rear. Radiator. Fitted cupboard. Wood floorboards.

BATHROOM

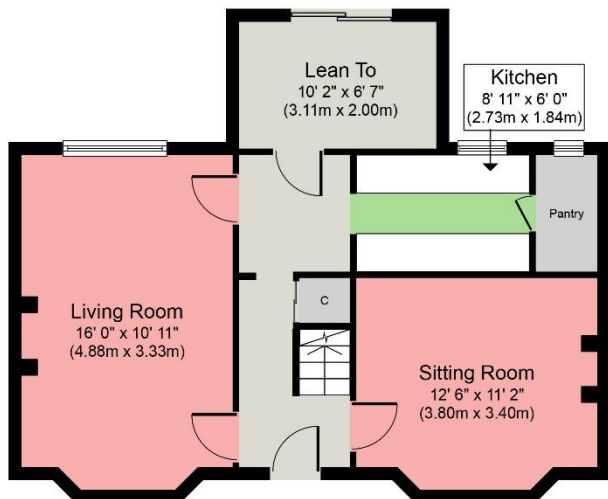
2.35 m (7'9") x 1.67 m (5'6")

Bath with tiled surround. Low flush WC. Wash hand basin. Casement window to the rear.

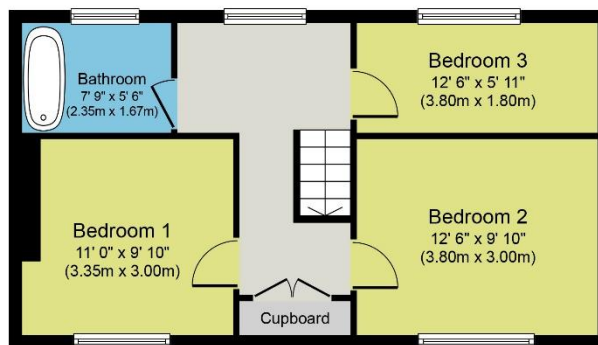
OUTSIDE

Hoover House stands slightly elevated from the street, with a cottage style front garden with stone troughs filled with spring bulbs and mature plantings. At the rear is a well established garden area with a useful range of outbuildings and a large former garage with off street parking accessed off Knavesmere Close.





Ground Floor
Approximate Floor Area
566 q. ft.
(52.6 sq. m.)



First Floor
Approximate Floor Area
481 sq. ft.
(44.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage and electricity.
 Tenure: We understand that the property is freehold with vacant possession upon completion.
 Council Tax: D
 Post Code: YO62 5JF
 EPC: G/20 Potential C/73

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.