



Wolds End Cottage 15, Main Street,
Hotham, YO43 4UF
Offers In Excess Of £350,000



ABOUT THE PROPERTY

Nestled in a highly sought-after village, this charming three-bedroom double-fronted cottage offers an idyllic blend of modern comfort and picturesque countryside living. Recently renovated to an exceptional standard, the property boasts a spacious, well-appointed kitchen featuring a central island unit. The dining room opens onto a courtyard area, and there's a versatile utility area that doubles as an office space. The cozy lounge, complete with a multi-fuel stove, provides a perfect retreat. Upstairs, the cottage includes three bedrooms, an en-suite shower room, and a family bathroom. Outside, the paved courtyard leads via a brick outbuilding to a fully enclosed private garden.

Surrounded by stunning walks and countryside, this cottage is a true gem in an enviable location.

Viewing is highly recommended.

Tenure - Freehold

Council Tax - C

Epc - E







Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

SITTING ROOM

4.47m x 3.97m (14'7" x 13'0")

Front entrance door leading into sitting room with storage cupboard, vertical radiator, exposed beams and TV aerial outlet. Feature wood burning stove set on slate hearth and wood mantle.

KITCHEN

4.47m x 3.56m max (14'7" x 11'8" max)

Modern shaker style wall and floor units, central island with units under having complementary granite worksurfaces incorporating electric range cooker with hood over, Belfast sink, free standing American style fridge freezer, integrated dishwasher and microwave. Laminate flooring, recessed ceiling lights. exposed beams, vertical radiator and wall light point. Open plan access to...

DINING AREA

2.09m x 3.56m (6'10" x 11'8")

Understairs storage cupboard, laminate flooring, vertical radiator and French doors to the court yard and garden.

UTILITY AREA / OFFICE

2.09m x 3.97m (6'10" x 13'0")

Radiator, plumbing for automatic washing, laminate flooring, recessed ceiling lights, exposed stone wall and stairs to the first floor.

FIRST FLOOR

LANDING

BEDROOM ONE

4.68m x 4.01m max (15'4" x 13'1" max)

Excellent sized room with radiator and hatch providing access to the roof space.

EN-SUITE

Modern white suite comprising low flush WC,, pedestal wash hand basin and shower cubicle. Chrome heated towel rail, partially tiled walls, laminate flooring and recessed ceiling lights.

BEDROOM TWO

4.68m x 3.87m (15'4" x 12'8")

Double room with radiators.

BEDROOM THREE

3.25m x 2.06m (10'7" x 6'9")

Radiator, fitted cupboard, cupboard housing oil fired central heating boiler and hot water cylinder.

BATHROOM

Modern white suite comprising low flush WC, pedestal wash hand basin and panelled bath. Chrome towel rail and partially tiled walls.

OUTSIDE

Immediately adjacent to the house is a paved courtyard area, a brick outbuilding provides storage and access to the rear private garden. The garden is laid mostly to lawn, fully enclosed with large shed. A side shared access allow access from the front to rear.

ADDITIONAL INFORMATION

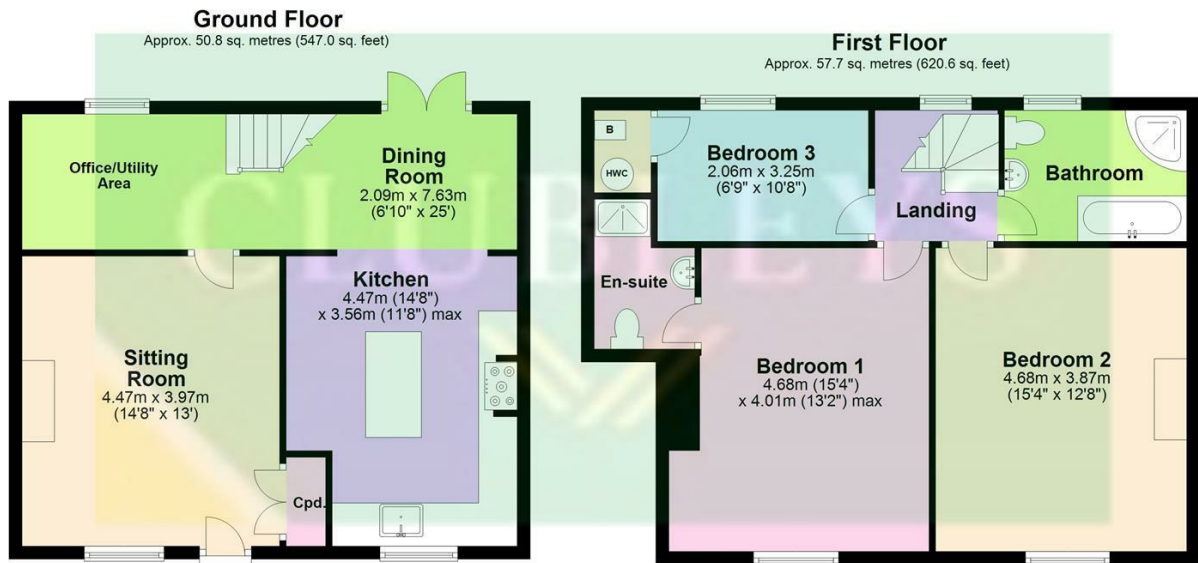
SERVICES

Mains electric, oil central heating, water.

APPLIANCES

No appliances have been tested by the Agent.





Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

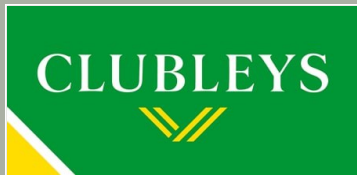
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.