HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£175,000

Thorndale Cottage Huggate Road, Wetwang, Driffield, YO25

** NO FORWARD CHAIN ** SOLD AS SEEN ** DETACHED COUNTRY COTTAGE/BUNGALOW**

A fantastic opportunity for an investor client, builder or a discerning buyer wanting to create a superb home. Nestled in the heart of the East Yorkshire Wolds with stunning countryside views from all angles, yet only a short distance from Wetwang Village and the Driffield to York A166 main road. In need of a full programme of refurbishment the current property has three bedrooms, lounge, bathroom, utility room and storage. Outside there is a car port and gardens to three sides. Council Tax Band - C. EPC - G.

Bedrooms	Bathrooms	Receptions
3	1	1

HALL

Entered from the front of the property through a UPVC double glazed door.

UTILITY ROOM

2.18m x 1.89m (7'1" x 6'2")

UPVC double glazed window.

KITCHEN

3.17m x 4.96m max (10'4" x 16'3" max)

A range of fitted wall and base units with work surfaces over and splash back tiling to the walls. UPVC double glazed door to the rear and two UPVC double glazed windows.

LOUNGE

3.57m x 3.43m (11'8" x 11'3")

To the front of the property with a UPVC double glazed window.

BEDROOM ONE

2.75m x 3.68m (9'0" x 12'0")

UPVC double glazed window to the front of the property.

BEDROOM TWO

2.84m x 1.97m (9'3" x 6'5")

To the side of the property with a UPVC double glazed window.

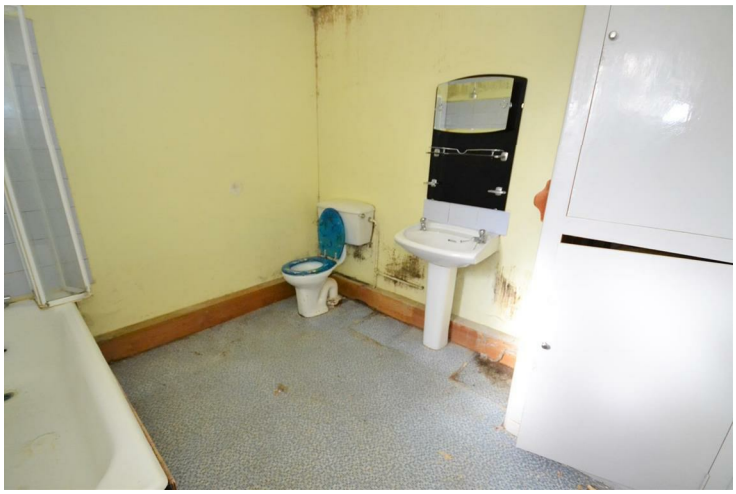
BEDROOM THREE

2.91m x 1.97m (9'6" x 6'5")

To the side of the property with a UPVC double glazed window.

BATHROOM

2.62m x 2.9m (8'7" x 9'6")



Fitted with a white three piece suite comprising panelled bath, low level flush W.C and a pedestal wash basin. Storage cupboard.

GARDENS

To three sides with views across farmland. Driveway leading to a car port and providing ample off road parking.

SERVICES

Mains water, electricity and drainage are connected to the property.
Gas central heating.

POSSESSION

Vacant possession on completion.

TENURE

The property is freehold.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

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