

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



Guide Price £250,000

6 Main Street, Hotham, York, YO43 4UF

**** DEVELOPMENT OPPORTUNITY ****

FOR SALE BY INFORMAL TENDER - OFFERED WITH NO CHAIN

5 BED SEMI DETACHED HOUSE - SOUGHT AFTER VILLAGE LOCATION - OPEN ASPECT TO THE REAR

An amazing opportunity awaits to create a stunning home in one of East Yorkshire's most desirable villages.

The property, situated in the heart of the village and boasting stunning far-reaching views over countryside to the rear, is part-way through a scheme of extension, modernisation, and refurbishment which requires completion.

Occupying three floors, the property briefly comprises entrance hall, open plan living room and kitchen, separate sitting room on the ground floor, two double bedrooms, one single bedroom, and a family bathroom on the first floor, and two double bedrooms on the second floor.

Outside the front garden is laid to gravel, the rear garden with stunning views is laid to gravel and lawn, and there is also a timber garage and shared driveway.

CLOSING DATE FOR INFORMAL TENDERS: WEDNESDAY 1ST MAY 2024 at 12 NOON

Bedrooms Bathrooms Receptions

5

1

2



HOTHAM

Nestled in the heart of East Yorkshire's picturesque countryside, Hotham is a charming village that offers a unique blend of history, tranquillity, and natural beauty, perfect for a peaceful retreat away from the hustle and bustle of city life. With its historic buildings and lush green landscapes, Hotham provides an authentic taste of rural English life. The village is home to a 12th-century church, St Oswald's Church, a Grade II listed building, and it also has a local pub, The Hotham Arms, which is a popular spot for both locals and visitors. Hotham is surrounded by beautiful countryside, offering plenty of opportunities for walking and cycling, yet is situated approximately 12 miles west of Hull and only four miles south of Market Weighton, an increasingly popular market town with a full array of amenities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

3.14m x 2.15m (10'3" x 7'0")



Side entrance door with glazed panel, radiator. stairs off.

OPEN PLAN LIVING ROOM AND KITCHEN

5.59m max x 4.80m max (18'4" max x 15'8" max)



Log burning stove, sink and drainer with mixer tap, radiator, PVCu door to rear.

OPEN PLAN LIVING ROOM AND KITCHEN



SITTING ROOM

3.33m x 2.98m (10'11" x 9'9")



Radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM 1

4.29m x 3.33m (14'0" x 10'11")



Radiator.

BEDROOM 2

3.33m x 2.70m (10'11" x 8'10")



Radiator, cupboard off housing hot water cylinder.

BEDROOM 3

2.17m x 2.16m (7'1" x 7'1")



BATHROOM

2.09m x 1.78m (6'10" x 5'10")



Panel bath and mixer tap with electric shower over, pedestal wash basin, low flush W/C, ladder towel rail, tiled walls.

SECOND FLOOR

LANDING

BEDROOM 4

3.47m x 3.25m (11'4" x 10'7")



Two Velux windows.

BEDROOM 5

3.31m x 3.00m (10'10" x 9'10")



Two Velux windows.

OUTSIDE



EXTENSION



TIMBER GARAGE



Side vehicular access leading to timber garage.

GARDEN



Rear garden laid to gravel and lawn.
Front garden laid to gravel providing ample parking.

SERVICES

Mains water, electricity and drainage are connected to the property.
Central heating -back boiler controlled by log burning stove.

We are advised by the vendor that the water & electricity meters have been moved to accommodate the rear extension.

COUNCIL TAX

The property is shown in the Council tax property bandings list as Band A. TBC.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

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.

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.

DISCLAIMER

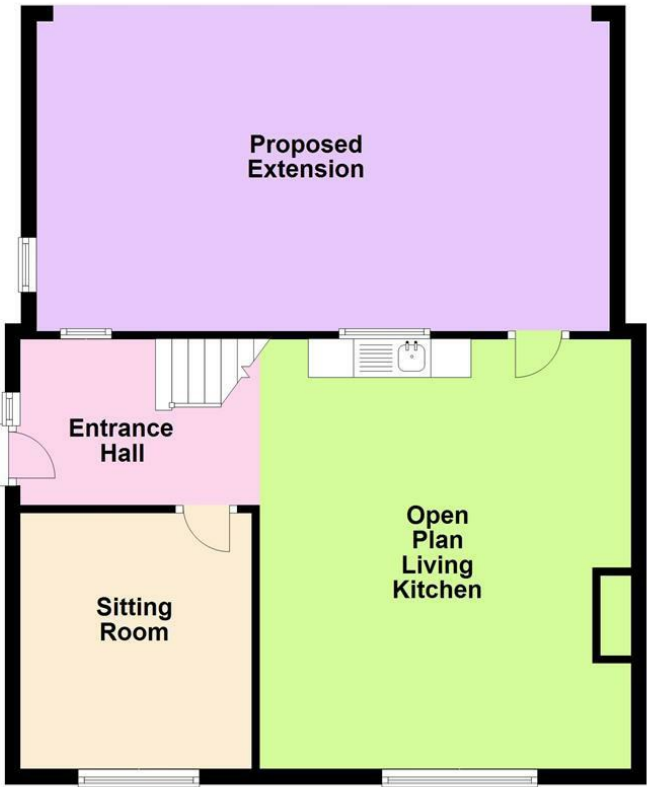
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	60	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Floor plan

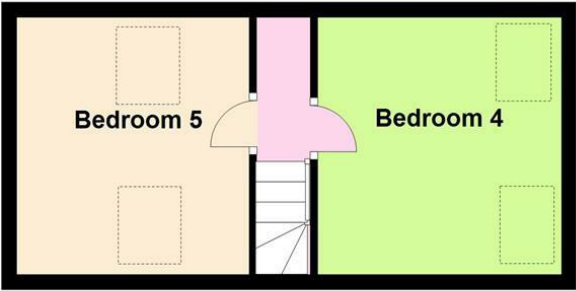
Ground Floor



First Floor



Second Floor



Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

FORM OF TENDER

6 MAIN STREET, HOTHAM, YORK, YO43 4UF

SUBJECT TO CONTRACT

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO:

MOBILE:

I/We hereby offer the following sum(s)

£.....

(In words).....

SOLICITORS

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO.:

In accordance with the sales particulars and subject to the following terms and conditions:

1. Tenders should be submitted to the agents' offices R Hornsey & Sons, 33 High Street, Market Weighton, York YO43 3AQ by 12 noon on Wednesday 1st May 2024 in a sealed envelope marked '6 Main Street, Hotham Tender'.
2. Tenders should be for a fixed sum in pounds sterling and it is advised that offers should be made for an uneven amount to avoid identical tenders.
3. Escalating or accumulating offers will not be considered.
4. Emailed offers will only be accepted by prior arrangement with the selling agents.

Plan

5. Offers should include the full name, address and telephone number of the offeror and the name, address and telephone number of the solicitors representing the offeror(s).
6. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.
7. The vendors reserves the right not to accept the highest or indeed any offer that is received. All offers will be treated in the strictest of confidence. Offerors will be notified of the vendor's decision at the earliest opportunity after the closing date.
8. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending purchaser(s) that he/she/they has/have previously received and understands the sales particulars, has/have made all prudent enquiries and has/have relied solely on his/her/their agent's/adviser's judgement.

Please provide the following information in respect of financing the sum offered (please delete as appropriate):

- | | | |
|----|---|--------|
| a) | Is the offer made with cash funds available? | Yes/No |
| b) | Is the offer subject to finance? | Yes/No |
| | If yes to (b) has the finance been confirmed? | Yes/No |
| c) | Is the offer subject to the sale of another property? | Yes/No |

Signed:

Date: