

# HORNSEYS

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

[www.hornseys.uk.com](http://www.hornseys.uk.com)



**£280,000**

**Sunnyside Main Street, Huggate, York, YO42 1YF**

\*\* IDYLLIC COUNTRY COTTAGE \*

Presenting a beautiful and generously proportioned two bedroom character cottage in a quiet position overlooking the church, in the heart of one of the most sought after East Yorkshire villages.

Boasting a westerly facing rear garden with views out over fields, the property has been tastefully modernised and briefly comprises kitchen dining room and snug with underfloor heating, living room with multi-fuel burner, limestone mantel and American red oak flooring, downstairs shower room with double walk-in shower, and on the first floor two double bedrooms, one of which has fitted wardrobes.

Outside there is a small cottage garden to the front, a pretty, paved garden to the rear with seating and a pond, a double-doored summer house, two sheds, garage, and a private drive way offering parking for a motorhome and two cars. The property benefits from oil central heating.

Nestling in the beautiful Wolds countryside approximately seven miles from the busy market town of Pocklington, Huggate is perfectly situated for modern country living with easy access to York, Pocklington, Malton, and Driffield.

**Bedrooms      Bathrooms      Receptions**



**2**

**1**

**1**



## HUGGATE

Nestling in the beautiful wolds countryside approximately seven miles from the busy market town of Pocklington is the picturesque village of Huggate, the subject of several of David Hockneys paintings. St Marys Church with its splendid 14th century tower and spire overlooks the village, its lovely duck pond and the village green which is home to one of the deepest wells in England. Being close to the Wolds Way the area is very popular with walkers as is the Wolds Inn Public house, B&B and restaurant along with the welcoming Rachels Walnut Cottage Tearooms.

## ACCOMODATION

### GROUND FLOOR

#### KITCHEN DINING ROOM & SNUG

8.45m x 3.88m (27'8" x 12'8")



Fitted grey kitchen with laminate work surface over, black sink and drainer with mixer tap, part-tiled walls, tiled flooring, double electric oven, built in microwave, dishwasher, washing machine, electric hob and extractor over, storage cupboard, under floor heating, two radiators, ceiling coving, French doors to rear garden.

### SNUG

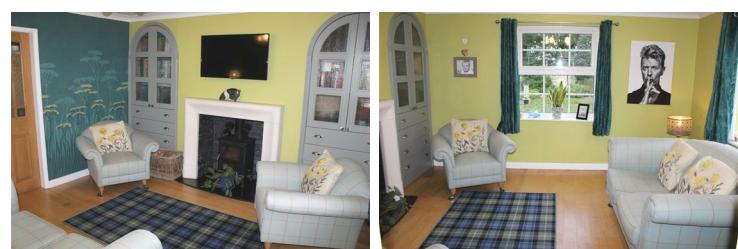


## DINING AREA



### LIVING ROOM

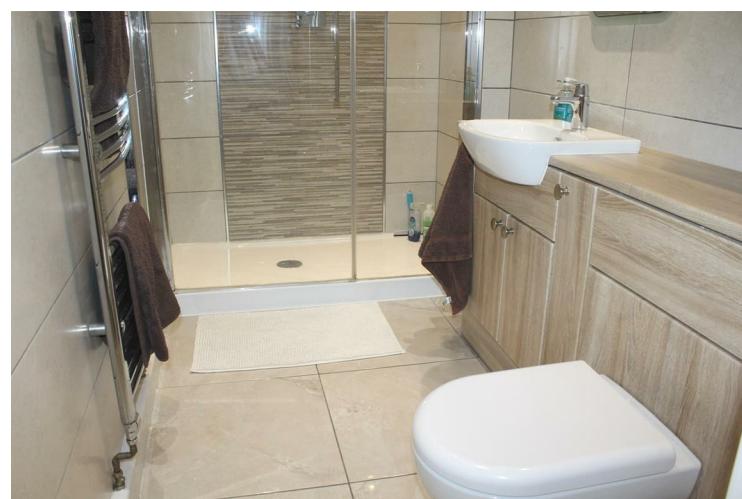
3.79m x 3.64m (12'5" x 11'11")



Multi-fuel burner set on black stone hearth with lime stone mantel over, built-in grey cabinets with drawers under, America red oak flooring, ceiling coving, radiator, .

### SHOWER ROOM

2.65m x 1.54m (8'8" x 5'0")



Double shower cubicle, wash hand basin built into vanity unit, low flush W/C, tiled flooring, tiled walls, inset ceiling lighting, extractor fan, loft access point, heated ladder towel rail.

## FIRST FLOOR

### LANDING

## BEDROOM 1

3.90m x 3.03m (12'9" x 9'11")



A range of grey bedroom furniture with built-in cabinets and drawers, radiator.

## BEDROOM 2

3.27m x 2.45m (10'8" x 8'0")



Loft access point, built-in storage cupboard, television point, radiator.

## OUTSIDE

## GARAGE/OFFICE

6.18m x 2.95m (20'3" x 9'8")



Power, light, timber double doors, side personnel door, LED ceiling lights, loft access point.

## TIMBER SUMMER HOUSE

2.34m x 2.33m (7'8" x 7'7")



Double doors to garden.

## REAR GARDEN



Westerly aspect paved garden to the rear with seating, water feature and pond, open far reaching views of the Yorkshire wolds, a double-doored summer house, two sheds, garage, and

a private drive way offering parking for a motorhome and two cars.

## FRONT GARDEN



Cottage garden well stocked with flowers & shrubs.

## SHED 1

With floor mounted oil central heating boiler.

## SHED 2

## SUMMER 2023



## POND IN SUMMER 2023



## COUNCIL TAX

Council Tax Band C

## 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## SERVICES

Mains water, electricity, and drainage.  
Oil central heating.

# Floor plan

