



North View Main Street
North Dalton, Driffield, East Yorkshire YO25 9XA
Auction Guide £165,000

WP WOOLLEY
& PARKS

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

*** CHARMING CHARACTER COTTAGE *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This two bedroom cottage, previously a former granary, is located in the picturesque village of North Dalton and boasts character throughout with exposed beams and an exposed brick fireplace housing a log burning stove. This inviting home has decor in keeping with the age of the property, being deceptively spacious yet cosy, and well presented throughout with accommodation comprising; Living Dining Room and Kitchen to the ground floor and at first floor two Bedrooms and a recently updated Bathroom. Externally there is off street parking and a charming south facing rear garden. The cottage is located within the charming countryside village of North Dalton which has a popular public house, an abundance of countryside walks and is within close proximity of the market towns of both Driffield and Beverley, while also being well placed for access into Pocklington and York.

Properties of this type, in this location are rarely available therefore early viewing is recommended.



Lounge 9'10" x 11'10" (3.00 x 3.62)
The Lounge has a beautiful exposed brick fireplace housing a log burning stove with wooden mantel and stone hearth. This cosy living space has a window to the front elevation along with a front entrance door, television and telephone points, radiator and is open plan to the Dining Room with carpeted flooring throughout.

Dining Area 9'11" x 11'10" (3.03 x 3.62)
Ample space for dining furniture, window to the side elevation, wall lights and stairs to first floor.

Kitchen 5'10" x 11'3" (1.80 x 3.44)
Offering a range of cream base, wall and drawer units with solid wood work tops and matching upstands. Integrated mid height electric oven, microwave, electric hob with extractor hood over and fridge. Inset ceramic one and a half bowl sink with mixer tap, composite side door, window to the rear elevation and quarry tiled flooring.

First Floor Landing
Carpeted flooring and exposed beam.

Main Bedroom 11'0" x 10'6" (3.36 x 3.21)
A double bedroom with window to the front elevation appreciating views over the countryside beyond. Carpeted flooring, fitted storage cupboards, television point, radiator and loft access hatch.

Bedroom Two 5'11" x 11'3" (1.82 x 3.43)
Window to the rear elevation, carpeted flooring, coving and radiator.

Bathroom 9'0" x 4'8" (2.75 x 1.44)
A recently updated bathroom with white three piece suite comprising bath with laminate wall boarding and electric shower over, WC and wash basin with tiled splash back. Vinyl flooring, recessed spotlights, heated towel rail and privacy window.

External
The property fronts directly onto Main Street, with a charming pastel blue front door and a five bar gate opening onto an off street parking space.

Garden
The charming courtyard garden has a small lawn with planted boundary housing a host of plants and fruit trees. The garden is fenced and enclosed with space for seating and dining, a timber garden shed, log store and gates to front and rear.

Agents Note :
To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Council Tax :
Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band B.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer :
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements :
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Services :
The property is understood to be connected to all main services. Heating is supplied by way of a recently installed (2021) LPG fired boiler.

Virtual Viewing / Videos :
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Auction notes
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

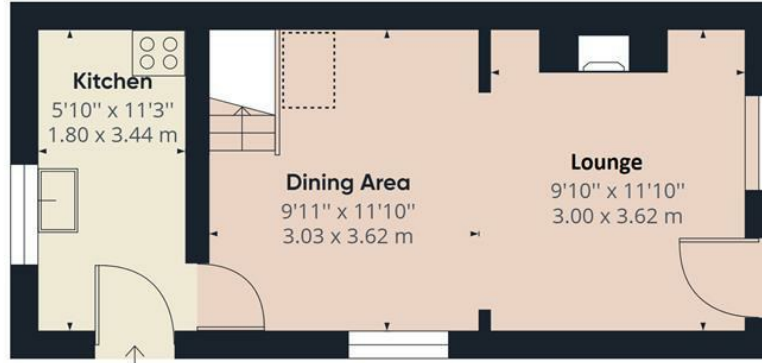
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

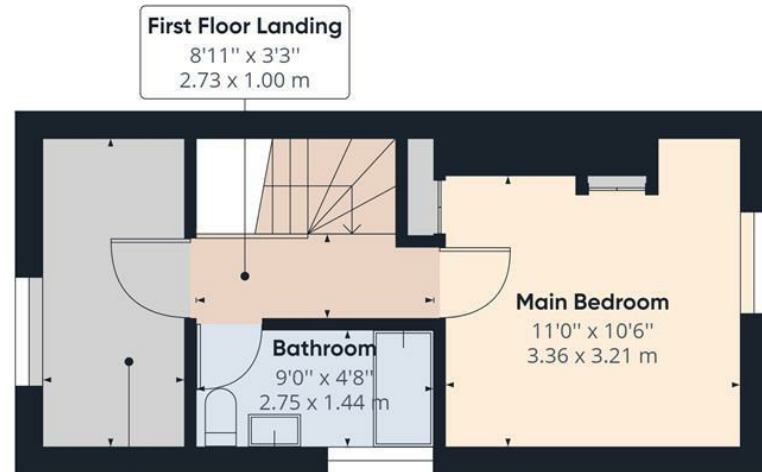
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







Ground Floor



Bedroom Two
5'11" x 11'3"
1.82 x 3.43 m

Floor 1

Approximate total area⁽¹⁾

579.08 ft²
53.80 m²

Reduced headroom

5.49 ft²
0.51 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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