



Rectory Cottage, Main Street,
Huggate, YO42 1YF
£350,000



ABOUT THE PROPERTY

Occupying a delightful position on the edge of the picturesque village of Huggate, adjoining the church, this immaculate detached single storey cottage enjoys beautifully landscaped gardens and a wonderful sense of privacy and character.

The characterful accommodation briefly comprises a conservatory, dining kitchen with integrated appliances, charming sitting room with log burner, cosy snug, master bedroom, a further bedroom/study, and a bathroom.

Outside, the attractive gardens extend to three sides of the property and have been thoughtfully landscaped to include mature borders, greenhouse and brick-built outbuildings, together with a driveway providing off-road parking.

A rare opportunity to acquire an individual home in a truly idyllic setting, offering further potential to extend, subject to necessary planning permissions.

Viewing is highly recommended to fully appreciate the charm, character and picturesque location of this delightful property.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.







Tenure: Freehold
East Riding of Yorkshire
Band: C

SITTING ROOM

4.49m x 3.32m (14'8" x 10'10")

Impressive Clear View multi fuel stove with cooking facilities, double glazed bow window to the front, two double glazed windows to the side and a further to the rear, two radiators, coving and tiled flooring.

SNUG

2.63m x 3.60m (8'7" x 11'9")

Double glazed window to the front, wood burning stove, wooden casement window into kitchen, tiled flooring, coving and a radiator.

INNER HALL

Tiled floor, doors leading to:

SHOWER ROOM

3.38m x 2.18m (11'1" x 7'1")

Walk in shower, low flush WC and wash hand basin in vanity unit, cupboard with shelved storage, LPG combi boiler, chrome ladder style radiator, opaque double glazed window to side, recessed lighting and tiled flooring.

BEDROOM TWO/ STUDY

2.26m x 3.46m (7'4" x 11'4")

Double glazed patio doors to the side, loft access, coving to the ceiling, two wall lights, radiator and tiled flooring.

BEDROOM ONE

2.92m x 3.22m excluding wardobes (9'6" x 10'6" excluding wardobes)

Bow window to the rear, range of fitted wardrobes and drawers, tiled floor, two wall light points, three way ceiling light, coving to the ceiling, and a radiator.

DINING KITCHEN

3.89m x 4.42m (12'9" x 14'6")

Fitted oak kitchen units with laminate working surfaces, integrated fridge freezer, washing machine and dishwasher. Built in double oven, induction hob with extractor over, white ceramic sink with drainer, double glazed patio doors with windows either side, double glazed window and door to the side. Tiled floor, radiator and cupboard housing fuse board.

CONSERVATORY/REAR ENTRANCE

2.77m x 2.23m (9'1" x 7'3")

Double glazed windows, double glazed door to rear, tiled flooring, and a wall light.

OUTSIDE

Beautifully landscaped private gardens surround the property, featuring mature borders, paved patio area to the rear and side, and an attractive elevated seating area ideal for outdoor relaxation. There are two useful brick-built stores, together with a separate vegetable garden and greenhouse. Additional outside features include a wood store, LPG tank, and gated driveway access. A pedestrian pathway provides access to the rear of the property with the church behind.

ADDITIONAL INFORMATION

APPLIANCES

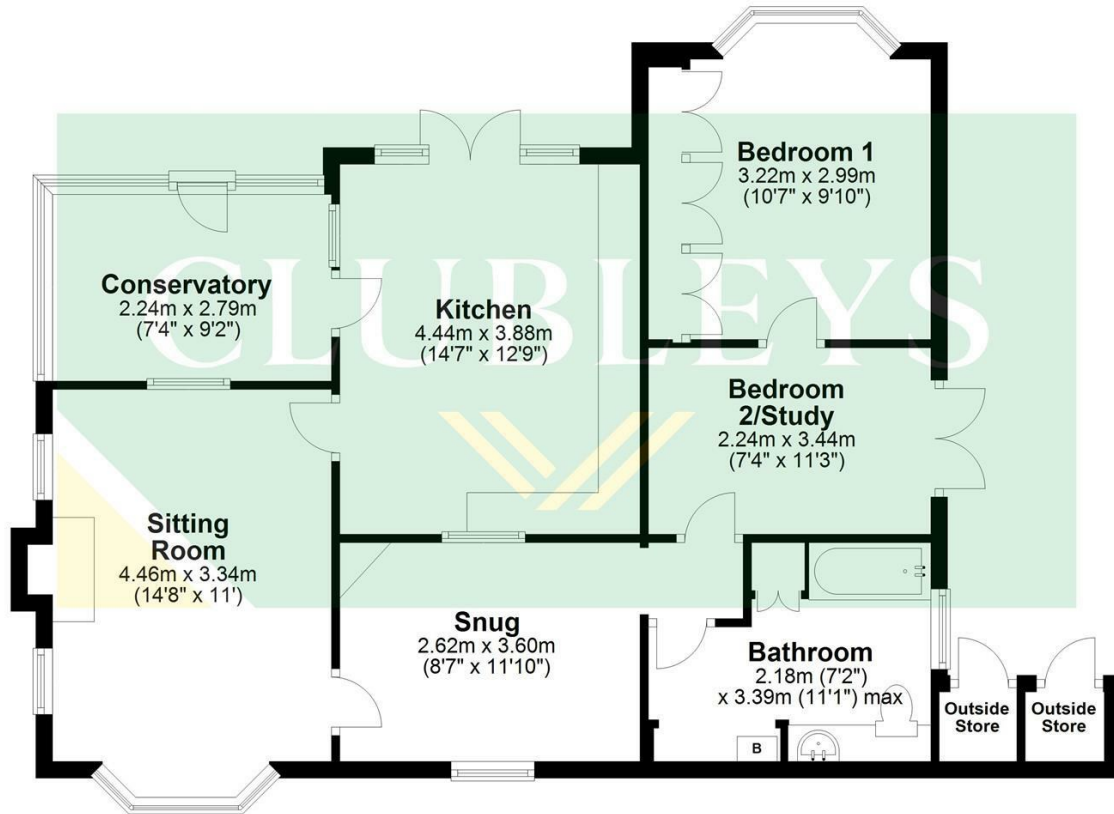
None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity and drainage. LPG central heating.



Ground Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

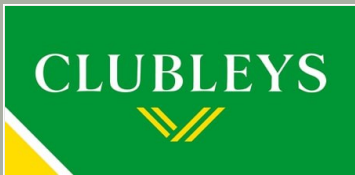
MORTGAGES

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.

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.



52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(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.