



OUTSIDE

The property stands within secluded private gardens of approximately 0.75 acre. Approached via a shared gravel drive past the former coach house the drive extends round to the northern side of the house where there is ample room for the erection of a garage (subject to planning consent). The original private drive that leads from a tight corner on Main Street, can not now be used as a vehicular access as it is considered too dangerous.

The main garden lies to the south of the property and is laid mainly to lawn. Mature trees provide shelter and privacy and a particularly attractive feature is the brick built hexagonal 'folly' which stands to the south west of the main house.

SERVICES

Mains water, electricity and drainage are all connected to the property. Mains gas is not available in the Village.

TENURE

Freehold and is offered with vacant possession upon completion.

COUNCIL TAX

East Riding of Yorkshire Council shows that the property is banded in council tax band G.

VIEWING

Strictly by appointment with the auctioneers on 0845 400 9900. An online video viewing is also available and interested parties are requested to watch this before making an appointment for a physical viewing.

SOLICITORS

David Lundy
Lundys Solicitors
17 Exchange Street
Driffield
YO25 7LA
01377 252831

ADDITIONAL FEES (INCL VAT)

Administration Charge: 0.3% inc VAT of the purchase price subject to a minimum of £750.00.

Buyer's Premium £480

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



For Sale by Auction

Guide Price
£450,000

**Westwood House,
Main Street,
North Dalton**



56 Market Place, Driffield 0845 400 9900 www.auctionhouse.co.uk/hullandeastyorkshire

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**Dee
Atkinson
& Harrison**

**AUCTION
HOUSE**
HULL &
EAST YORKSHIRE



Westwood House, Main Street, North Dalton YO25 9XA

DESCRIPTION

A most attractive and beautifully proportioned period residence providing over 4,400 sq ft of accommodation that retains many original features but now requires a comprehensive programme of modernisation and improvement. The house stands on a secluded site of approximately 0.75 acres.

The property was re-roofed earlier in this century however additional restoration work required includes: re-wiring, re-plumbing, installation of central heating, replacement/repair to most windows, new kitchen and bathrooms, some replastering including the repair of water damaged original cornices and ceilings, repairs to gutters and downpipes, redecoration and new floor coverings. The above is intended as a general guide and should not be taken to be a comprehensive list.

LOCATION

North Dalton is a charming, unspoilt village located between Driffield and Pocklington. The site itself is located within the North Dalton conservation area and features numerous mature trees and a brick front boundary wall. A full range of amenities are available in the nearby towns of Driffield (7.5 miles) Pocklington (9 miles) and Beverley (11 miles).



GROUND FLOOR

ENTRANCE HALL

With original Victorian tiled floor, moulded cornices, picture rail and fine staircase with mahogany hand rail and newel post.

CLOAKROOM

With low level WC and wash hand basin. Cupboard housing the electricity meters.

KITCHEN

The kitchen is well overdue for a refit and possible relocation or knocking through to incorporate the neighbouring dining room.

DINING ROOM

With three arched windows to the southern aspect overlooking the garden. Open fireplace and door to the cellar.

DRAWING ROOM

A beautifully proportioned room with three windows including a central bay, all with original shutters intact. Open fireplace with marble mantle piece, moulded cornices and ceiling rose.

STUDY

With double radiator and window shutters.

SNUG

With window shutters, moulded cornices and picture rail.

SITTING ROOM

With basket grate to the open fireplace, moulded cornices, and window shutters.

CELLAR

Accessed from a door in the dining room.

LANDING

A spacious landing with moulded cornices and picture rail.

MASTER BEDROOM

With moulded cornices, four wall light points and open archway to:

DRESSING ROOM

With airing cupboard housing a factory lagged hot water cylinder.

BATHROOM

This partly refitted bathroom has a large shower cubicle, low level WC, and a bath.

BEDROOM TWO

With hardwood floor, fitted bookcase and moulded cornices.

SHOWER ROOM

Currently only accessible from the half landing this rather quirky shower room is part way through been made into an en-suite facility for bedroom 2.

BEDROOM THREE

With moulded cornices.

BEDROOM FOUR

With moulded cornices, vanity wash hand basin and fitted wardrobes.

BEDROOM FIVE

With moulded cornices.

BEDROOM SIX

BATHROOM

With three piece suite including encased bath, sink and low level WC.

UTILITY

Situated adjacent to the rear kitchen door and accessed via an external door.