



**HAWTHORN HOUSE, MAIN STREET, WRESSLE**  
GUIDE PRICE £400,000

**Carter Jonas**

# MAIN STREET, WRESSLE, YO8 6ET

**\*\*Modern Auction Opportunity!\*\***

Nestled in the tranquil village of Wressle, this impressive 5-bedroom detached property sits on a generous half-acre plot, offering space, privacy, and countryside charm.

#### Property Highlights:

- Expansive 3000+ sq.ft living space
- Large dining kitchen
- Separate lounge and dining room for entertaining
- Utility room and WC for added convenience
- Double garage for secure parking

#### Upstairs:

- 5 well-proportioned bedrooms
- 2 with ensuite facilities
- Spacious family bathroom serving remaining rooms

#### Outdoor Living:

- Ample front parking
- Extensive, private rear garden
- Multiple outbuildings (one with hot & cold water, as well as internet) for storage or projects
- Conservatory (ideal for renovation enthusiasts)

Whilst the property would benefit from some modernisation, we expect this will appeal to family buyers looking to put their mark on a forever-home!

#### NOTE FOR BUYERS:

#### Conditional Online Auction Information:

Please note: this property is for sale by Conditional Online Auction. This means that the successful bidder is contractually required to exchange on the property on or before the expiry of 20 working days from the end of the auction. The reservation fee is payable in addition to the final purchase price and is received on a non-refundable basis, subject to the terms of the Reservation Agreement. The reservation fee on this property is 2.4% of the agreed sale price (minimum £6,000). All fees include VAT at 20%.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

## SUBSTANTIAL FAMILY HOME SET IN AROUND 1/2 AN ACRE. AVAILABLE BY MODERN AUCTION



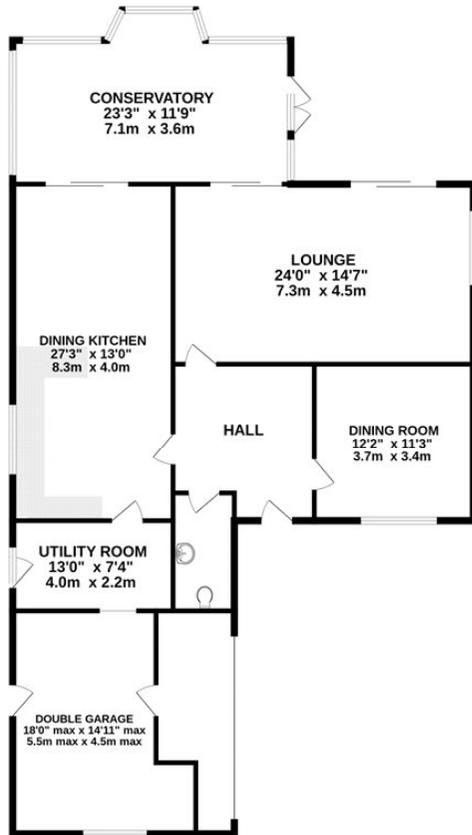


Classification L2 - Business Data

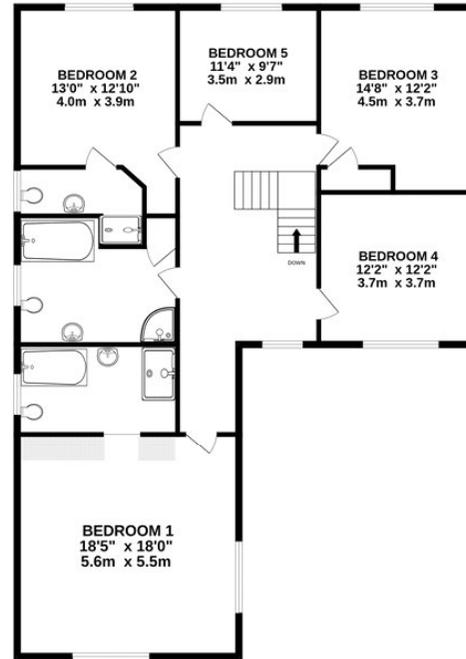


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GROUND FLOOR  
1753 sq.ft. (162.9 sq.m.) approx.



1ST FLOOR  
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 3227 sq.ft. (299.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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