

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£700 PCM

Greenways King Street, Sancton, York, YO43 4QR

Available Late February 2024

Set in an elevated position on the outskirts of the village, this detached two bedroom bungalow comprises entrance hall, living room, kitchen, two bedrooms, bathroom, and gardens to the front and rear.

Sancton is a quiet rural village that is home to an award winning gastro pub but just a few minutes drive away from the shops and full array of amenities of Market Weighton. The property, which is to let on a Assured Shorthold Tenancy for a minimum term of six months, is conveniently located for commuting to Hull, Beverley, York and for access to the M62 motorway,

Bond £800 - No smoking or vaping - Pets by negotiation.

Bedrooms Bathrooms Receptions



2

1

1



ACCOMMODATION

FRONT ENTRANCE LOBBY

1.34m x 0.85m (4'4" x 2'9")

Upvc door, tiled floor, wooden door leading to

ENTRANCE HALL

4.13m x 3.07m (max) 1.55m (min) (13'6" x 10'0" (max) 5'1" (min))

Loft access point, telephone point, radiator.

LIVING ROOM

4.76m (max) x 3.79m (15'7" (max) x 12'5")



Log burning stove set on tiled hearth brick surround, ceiling coving, dual aspect windows to the front and to side, radiator.

KITCHEN

4.08m x 2.12m (13'4" x 6'11")



Fitted with base units, built in storage cupboard, stainless steel sink and drainer, breakfast bar, electric oven and hob with extractor fan over, part tiled walls, radiator.

CONSERVATORY

2.62m x 2.63m (8'7" x 8'7")

Upvc entrance door, Belfast sink, fitted work surface, plumbing for washing machine, tiled floor, radiator.

BEDROOM 1 (FRONT)

3.95m (max) x 3.73m (12'11" (max) x 12'2")



Ceiling coving, window to front aspect, radiator.

BEDROOM 2 (REAR)

2.64m x 3.16m (8'7" x 10'4")

Radiator.

BATHROOM

1.90m x 2.23m (6'2" x 7'3")



Free standing bath with electric shower over, wash basin with mixer tap, low flush W/C, wet room tiled flooring with drain, heater towel rail, tiled walls.

GARDENS



To the rear:

Paved patio with timber boundary fence, outside lighting, oil storage tank, shared access drive leading to gravel parking area.

To the front:

Lawned garden with flower borders and wire boundary fence. Small wrought iron gate and concrete pathway leading to the front door.

OUTSIDE



SERVICES

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

COUNCIL TAX

Band C.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£700 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £800 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan

Ground Floor

