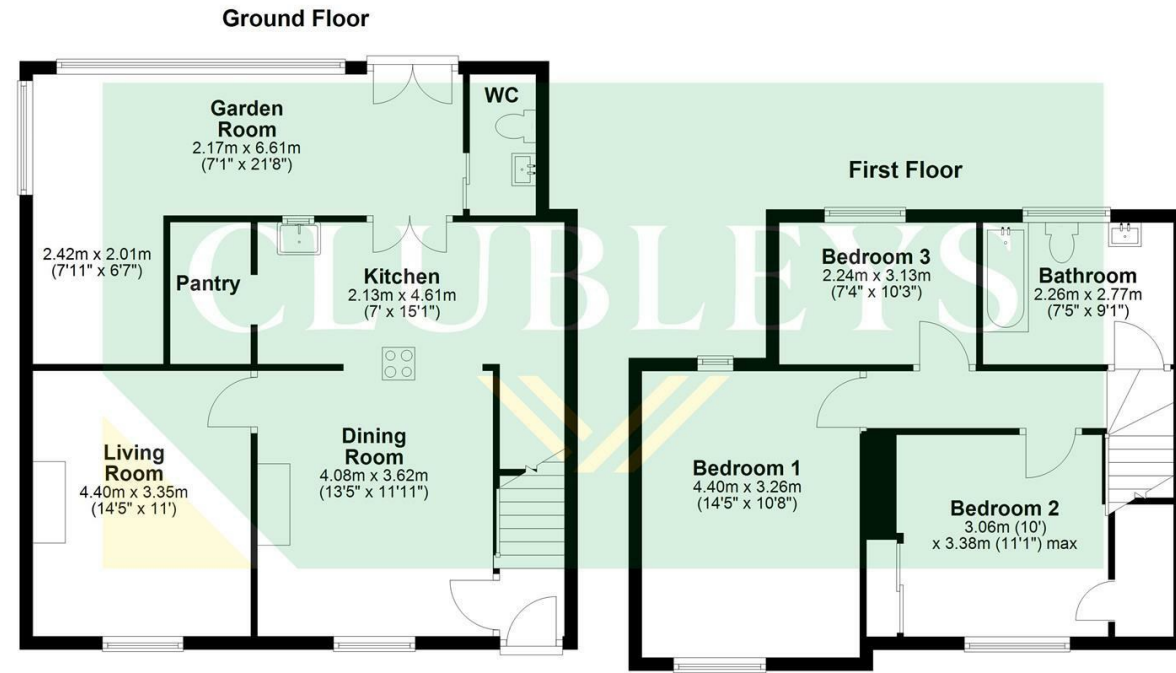




1, King Street,
Sancton, YO43 4QP
Offers In The Region Of £200,000



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.

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



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

Offered with no onward chain, this attractive period cottage is set in a highly sought-after village and enjoys a lovely open aspect to the rear. Rich in character, featuring window shutters, cast-iron radiators in several rooms and a tiled hallway floor. The dining room, open plan to the kitchen, is enhanced by a traditional Rayburn stove, while the sitting room provides a cosy focal point with its log burner. A rear conservatory makes the most of the outlook, leading onto a pleasant garden that provides an inviting space to relax. The property also benefits from the rare advantage of off-street parking in this location. The village is well regarded, home to a popular gastro pub known for excellent food and a welcoming country atmosphere.

The accommodation briefly comprises: entrance hall, dining room open plan to kitchen, sitting room, rear conservatory, WC, three bedrooms and a bathroom. The cottage offers a wonderful opportunity for buyers looking to put their own stamp on a character home in a prime village setting.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs to first floor, panelling, tiled floor.

DINING AREA

Feature Rayburn stove, fitted cupboard, wooden flooring, cast iron radiator.

OPEN PLAN KITCHEN

Fitted with a range of wall and base units comprising Butchers Block work surfaces, Belfast sink, chrome mixer tap, electric oven, gas hob, extractor hood over, breakfast bar, plumbing for automatic washing machine, plumbing for dishwasher, wall mounted gas fired central heating boiler, understairs open pantry.

CONSERVATORY

Double doors to garden, partial wooden flooring, radiator.

W.C.

Low flush W.C., wash hand basin, chrome mixer taps, tiled floor, traditional style radiator/towel rail, wall light point.

SITTING ROOM

Feature log burning stove, tiled hearth and surround, fitted shelving. T.V. aerial point, wall light points, panelling, radiator.

FIRST FLOOR**LANDING**

Radiator.

BEDROOM ONE

Fitted wardrobes, cast iron radiator, dado rail.

BEDROOM TWO

Fitted wardrobes, fitted cupboard, wooden flooring.

BEDROOM THREE

Built in cabin bed with storage, wooden flooring.

BATHROOM

Three piece suite comprising low flush W.C., pedestal wash hand basin, "P" shaped bath with chrome mixer taps, shower screen, and shower over, part tiled walls, tiled floor, vertical radiator.

OUTSIDE

The property boasts pleasant garden that provides an inviting space to relax. The property also benefits from the rare advantage of off-street parking in this location.

ADDITIONAL INFORMATION

The current vendors have advised that the neighbouring properties have pedestrian access to the rear of their property for bin access.

SERVICES

Mains water, electricity and drainage. The property has the benefit of LPG gas central heating.

APPLIANCES

No Appliances have been tested by the Agent.

