

HORNSEYS

ESTABLISHED 1885

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£455,000

The Old Garage, King Street, Sancton, YO43 4QP

If you are looking for a period property full of original character, standing in the heart of a most desirable village amidst its own substantial country cottage garden, then you need look no further.

This most beautiful, generously sized period home is over 200 years old and has been thoughtfully extended by the current owners.

Offering exposed beams, open fire, multi-fuel burner and two en suites amongst its delights, the property briefly comprises entrance hall, living room, sitting room, dining room, kitchen diner, pantry, utility, downstairs W/C, and rear entrance porch, whilst upstairs there are four bedrooms, two of which have en suites, and a family bathroom. Outside is a large, detached double garage with ample parking to the front, and a large cottage garden laid to lawn with borders and mature planting to the side and rear.

Sancton is a quaint country village just two miles from the centre of Market Weighton and its full array of amenities, and is ideally placed for commuting to York, Beverley, Hull and accessing the M62 motorway.

Bedrooms Bathrooms Receptions

4

4

3



SANCTON

Sancton is a small rural Wolds village located just minutes from the shops and amenities of Market Weighton and is the home of The Star, a very popular award winning gastro pub famous for its fine dining. All Saints church, situated next to the old school, has an unusual lantern tower which is octagonal from top to bottom. The village is conveniently located for commuting to Hull, Beverley, York and for access to the M62 motorway.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu entrance door, understairs storage cupboard, stairs off.

SITTING ROOM

3.91m x 3.73m (12'9" x 12'2")



Multi-fuel burner set on cast iron fire place, fitted storage cupboards, telephone point, television point, radiator.

DINING ROOM

4.61m x 3.82m (15'1" x 12'6")



Fitted storage cupboard, radiator.

LIVING ROOM

6.53m x 3.44m (21'5" x 11'3")



Open fire grate with timber surround and tiled hearth, inset ceiling lighting, television point, two radiators.

KITCHEN DINER

6.19m x 3.10m (20'3" x 10'2")



Fitted cream kitchen with laminate work surface over, electric double oven, electric hob with extractor over, plumbing for dish washer, stainless steel sink and drainer with mixer tap, telephone point, television point, wood effect flooring, exposed ceiling beams, two radiators.

KITCHEN DINER



PANTRY

1.61m x 0.94m (5'3" x 3'1")

UTILITY

2.50m x 2.24m (8'2" x 7'4")

Fitted kitchen units with laminate work surface over, sink and drainer with mixer tap, part-tiled walls, wood effect flooring, floor mounted Worchester oil central heating combi boiler, radiator.

W/C

2.26m x 1.38m (7'4" x 4'6")

Low flush W/C, hand wash basin with mixer tap, tiled splash back, extractor fan, wood effect flooring, inset ceiling lighting.

REAR ENTRANCE PORCH

2.47m x 1.48m (8'1" x 4'10")

PVCu entrance door, tiled flooring.

FIRST FLOOR

LANDING

Loft access point with ladder access, storage cupboard off.

BEDROOM 1 (FRONT)

4.03m x 3.90m (13'2" x 12'9")



Fitted wardrobes, radiator.

EN SUITE

2.56m x 1.37m (8'4" x 4'5")



Shower cubicle with electric shower, low flush W/C and hand wash basin set in vanity unit, wall mounted vanity unit with inset lighting, extractor fan, heated ladder towel rail, inset ceiling lighting,

BEDROOM 4 (FRONT)

3.89m x 2.09m (12'9" x 6'10")

Fitted bedroom furniture, radiator.

BATHROOM

3.62m x 1.67m (11'10" x 5'5")



Panel bath, pedestal wash basin with mixer tap, low flush W/C, part-tiled walls, part-panel walls, built-in storage cabinet, tiled flooring, inset ceiling lighting, radiator, storage cupboard with electric heater.

BEDROOM 2 (REAR)

3.96m x 2.98m (12'11" x 9'9")



Telephone point, television point, radiator.

EN SUITE

1.97m x 1.17m (6'5" x 3'10")

Shower cubicle with plumbed shower, low flush W/C, hand wash basin, part-tiled walls.

BEDROOM 3 (REAR)

3.45m x 2.24m (11'3" x 7'4")

Built-in bedroom furniture, built-in storage cupboard, radiator.

OUTSIDE



GARDEN



GARAGE

5.54m x 5.49m (18'2" x 18'0")



Two up-and-over doors, lighting, power, side personnel door,

SHED

Timber Shed.

GARDEN



Large plot in country cottage garden style laid mainly to lawn with well stocked flower and shrub borders, and outside tap. Ample parking in front of garage.

SERVICES

Mains water, electricity, and drainage are connected to the property.

Oil central heating.

COUNCIL TAX

Council Tax Band D.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

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

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

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.

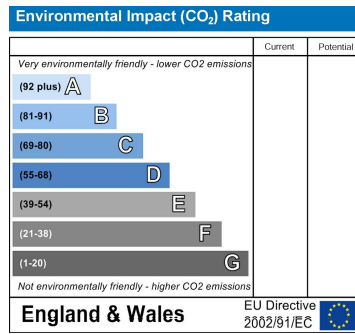
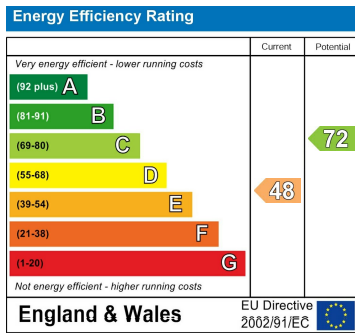
FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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Floor plan

Ground Floor



First Floor



Total area: approx. 173.0 sq. metres (1862.5 sq. feet)