

# HORNSEYS

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**£150,000**

## **3 Turners Cottage King Street, Sancton, York, YO43 4QP**

**\*\* 2 BED CHARACTER COTTAGE - VILLAGE LOCATION \*\***

**\*\* IN NEED OF UPDATING \*\***

Situated in the heart of the village, this two bedroom end of terrace character cottage is a little gem just waiting to be buffed and polished.

The property is in need of updating and briefly comprises of kitchen and dining area, living room, two double bedrooms and a bathroom.

With multi fuel burners, a garage/workshop, and one parking space, the bones are all there for an amazing country retreat. Sancton is a quaint country village with a thriving community and an award winning gastro pub It is 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**

**2**

**1**

**1**



## 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

Upvc front door into

### LIVING ROOM

4.20m x 3.36m (13'9" x 11'0")



Aga multi fuel burner set in exposed brick fireplace with wooden mantle over, built-in corner cabinet, exposed ceiling beam, two wall lights, television point.

### KITCHEN & DINING AREA

4.51m x 4.23m (14'9" x 13'10")



Fitted white kitchen units with laminate work surfaces over, ceramic 1.5 bowl sink and drainer with mixer tap, AEG oven and hob, plumbing for washing machine and dishwasher, multi-fuel burner set in exposed brick fireplace with wooden mantle over.

### DINING AREA

### REAR ENTRANCE

1.24m x 2.34m (4'0" x 7'8")

PVCu rear door.

### FIRST FLOOR

### BEDROOM 1

4.22m x 3.40m (13'10" x 11'1")



Double bedroom with storage cupboard and electric storage heater.

### BEDROOM 2

4.22m x 2.90m (13'10" x 9'6")



Double bedroom with electric storage heater.

### BATHROOM

2.69m x 1.68m (8'9" x 5'6")



White panelled bath with electric shower over, wash hand

basin, low flush W/C, airing cupboard housing hot water cylinder.

## OUTSIDE



## GARAGE/WORKSHOP

6.61m x 3.99m (21'8" x 13'1")



Power and light.

## FRONT GARDEN

Small gravel area with shrubs.

## SERVICES

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

Electric storage heaters.

## COUNCIL TAX

Council Tax Band A.

## 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.

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

# Floor plan



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)