

# HORNSEYS

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**Asking Price £200,000**

**21 Houghton Lane, Sancton, York, YO43 4QU**

\*\*\* SUPERB MODERN 3 BED SEMI DETACHED HOUSE IN QUIET CUL-DE-SAC \*\*\*

\*\* GENEROUS CORNER PLOT WITH AMPLE PARKING \*\*

Situated in a quiet cul-de-sac and occupying a generous corner plot, this well presented property has been redecorated throughout and is a superb modern offering for a traditional property.

The ground floor accommodation briefly comprises entrance hall, kitchen diner, and lounge and dining room with log burner and French doors to rear garden. Upstairs there are three bedrooms, a family bathroom and separate WC.

Outside the property to the front is a gravelled area providing ample parking for several vehicles, to the side is an outbuilding with paved area leading to the rear, and at the rear a garden which is mainly laid to lawn with wooden fenced boundaries.

The property also benefits from an Air Source Heat Pump and PVCu double glazing.

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**

**3**

**Bathrooms**

**1**

**Receptions**

**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

#### HALLWAY

PVCu entrance door, under stairs storage cupboard, wooden effect laminate flooring, radiator, stairs off.

#### KITCHEN DINER

*4.05m x 3.94m (13'3" x 12'11")*



Fitted light grey kitchen with black laminate worktops and splash backs over, 1.5 bowl stainless steel sink and drainer with mixer tap over, built-in Beko oven with four-ring induction hob and extractor over, space for fridge freezer, dishwasher, washing machine and tumble dryer, radiator, inset ceiling lights, wood effect vinyl flooring, window to rear garden, small frosted window to side garden, door to side leading to rear garden.

#### LOUNGE AND DINING ROOM

*5.34m x 4.62m (17'6" x 15'1")*



Log burner set on a tiled hearth with wood beam mantle over, television point, laminate flooring, two radiators, window to front, French doors to rear garden.

### FIRST FLOOR

#### LANDING

Loft access point, radiator, window to side.

#### BEDROOM 1

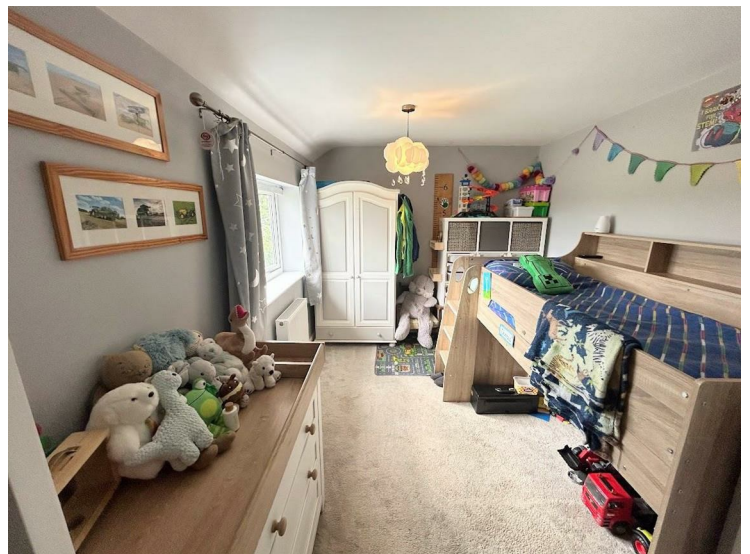
*4.08m x 3.04m (13'4" x 9'11")*



Fitted airing cupboard housing hot water cylinder, radiator, window to front.

#### BEDROOM 2

*4.29m x 2.73m (14'0" x 8'11")*



Radiator, window to rear.



### BEDROOM 3

3.04m x 2.91m (9'11" x 9'6")



Radiator, wood effect laminate flooring, window to front.

### BATHROOM

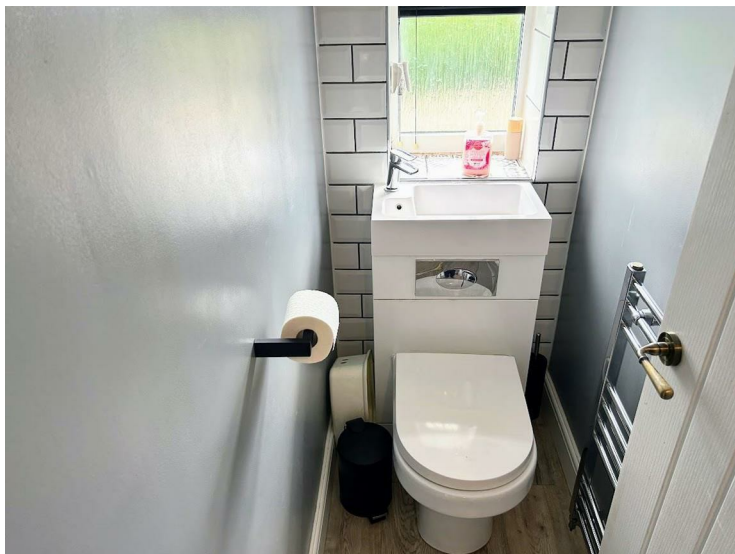
1.81m x 1.68m (5'11" x 5'6")



White two piece suite comprising panelled double-ended bath with luxury showerhead and hand held showerhead combination over, glass shower screen, hand wash basin in vanity unit, part-tiled walls, heated ladder towel rail, extractor fan, wood effect vinyl flooring, frosted window to rear.

### WC

1.68m x 0.83m (5'6" x 2'8")



Low flush WC with inset sink unit, heated ladder towel rail, wood effect vinyl flooring, frost window to rear.

### OUTSIDE

#### FRONT GARDEN



Gravelled area with ample parking for several vehicles, part fenced boundary, gate to side leading to side and rear gardens.

#### SIDE GARDEN



Paved patio area with wooden shed and outbuilding.

#### REAR GARDEN



Mainly laid to lawn, gravel and paved area, wooden fenced boundaries.

Air Source Heat Pump fitted 2018.



**OUTBUILDING**  
3.68m x 1.71m (12'0" x 5'7" )



Timber construction.

**SERVICES**

Mains water, electricity and drainage are connected to the property.  
Air-source heating.

**COUNCIL TAX**

Council Tax Band B.

**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.

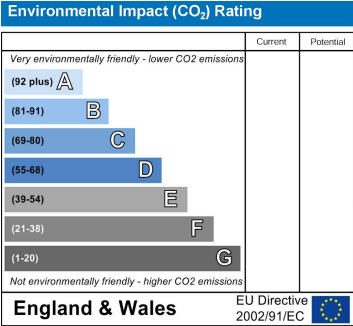
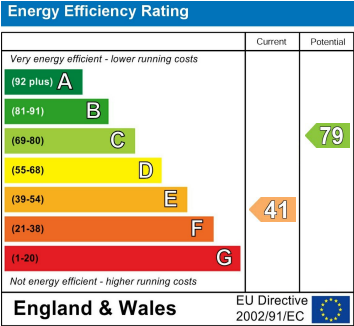
**FREE VALUATION**

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

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# Floor plan

## Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 sq. feet)