

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



Offers Invited £130,000

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

**** 2 BED CHARACTER COTTAGE - IN NEED OF FULL RENOVATION - NO CHAIN ****

Situated in the heart of the village, this two bedroom end of terrace character cottage is in need of full renovation and briefly comprises of kitchen and dining area, living room, two double bedrooms and a bathroom.

With multi fuel burners, a garage/workshop offering vehicle parking, and further parking outside, 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.

VIEW FROM BEDROOM 1



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



BEDROOM 2

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



Double bedroom with electric storage heater.

GARAGE AND WORKSHOP

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



Space for one vehicle and also parking in front of the garage for one car.
and workshop area. Power and light.

REAR GARDEN

Gravelled area offering parking for one vehicle.

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

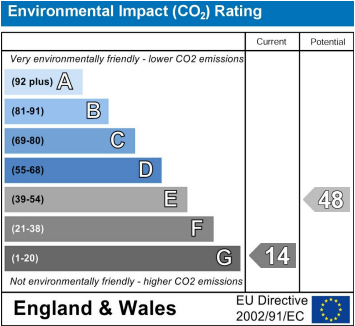
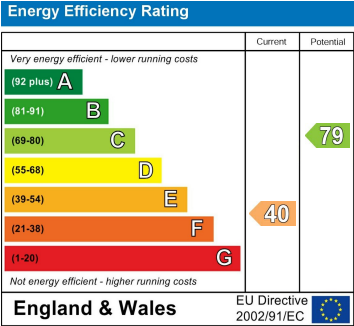
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

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Floor plan



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