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**Limb**  
MOVING HOME



*Cobblers Cottage, 2 Low Street, Sancton, East Yorkshire, YO43 4QZ*

- 📍 Charming Cottage
- 📍 Grade II Listed
- 📍 Delightful Garden
- 📍 Council Tax Band = A

- 📍 Two Bedrooms
- 📍 Handmade Kitchen
- 📍 Idyllic Location
- 📍 Freehold

**£189,950**

## INTRODUCTION

Occupying a delightful position within the idyllic village of Sancton is this charming Grade II listed cottage. The property blends charm and character with the convenience of modern living. The accommodation is depicted on the attached floorplan and briefly comprises a lounge with feature cast fireplace with open grate, kitchen with handmade solid wood units and a mix of granite and laminate worksurfaces, two bedrooms and a modern bathroom. The delightful cottage garden is an ideal place to relax with patio area and attractive shrubbery and ornamental borders.

## LOCATION

The property is situated along Low Street which run off Main Street in the sought after village of Sancton and just a short walk from the award winning restaurant The Star Inn. Sancton is within easy access of well renowned private and state schools. It is ideally located for access into Hull, Beverley and York as well as onto the M62 motorway network. A perfect location for walkers, cyclists and horse riding with the Wolds Way a short distance away.

## ACCOMMODATION

Residential entrance door to:

### LOUNGE

13'3" x 12'0" approx (4.04m x 3.66m approx)

Delightful room with feature cast fireplace with open grate and fitted unit to the alcove. A staircase leads up to the first floor with storage cupboard under.



## KITCHEN

13'9" x 10'0" approx (4.19m x 3.05m approx)

Having a range of handmade solid wood units with a mix of laminate and granite worksurfaces, Belfast sink with mixer tap, oven and hob with filter above, space for appliances, wall mounted gas central heating boiler. Window and external access door to the rear garden.



## DINING AREA



## FIRST FLOOR

## LANDING

## BEDROOM 1

12'1" x 10'2" approx (3.68m x 3.10m approx)  
With window to the front elevation.



## BEDROOM 2

10'6" x 8'2" approx (3.20m x 2.49m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C.



## OUTSIDE

The delightful cottage garden is an ideal place to relax with patio area and attractive shrubbery and ornamental borders.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

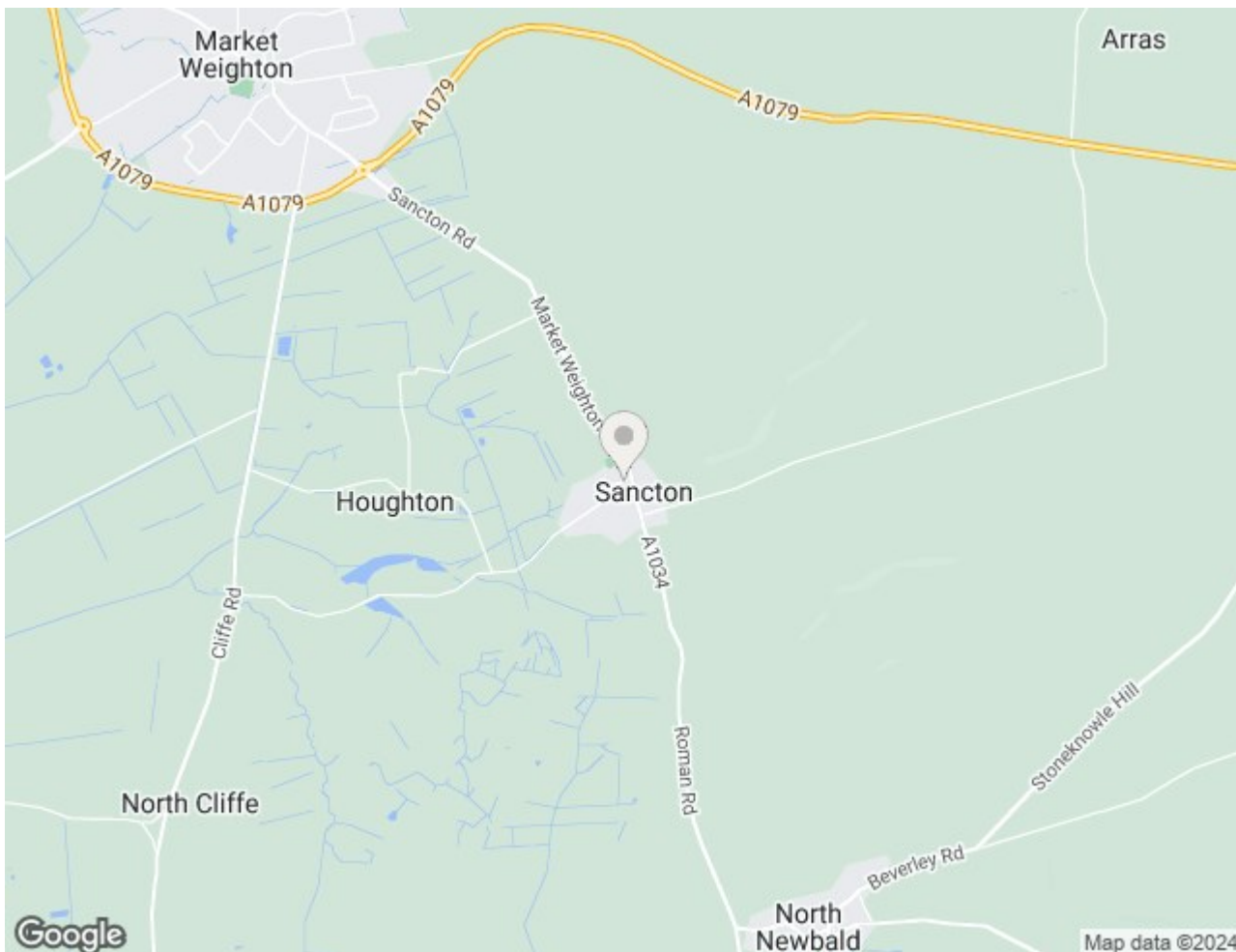
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

## 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.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### GROUND FLOOR

APPROX. 28.0 SQ. METRES (301.3 SQ. FEET)



### FIRST FLOOR

APPROX. 28.5 SQ. METRES (307.3 SQ. FEET)



TOTAL AREA: APPROX. 56.5 SQ. METRES (608.6 SQ. FEET)

**2 LOW STREET, SANCTON**

