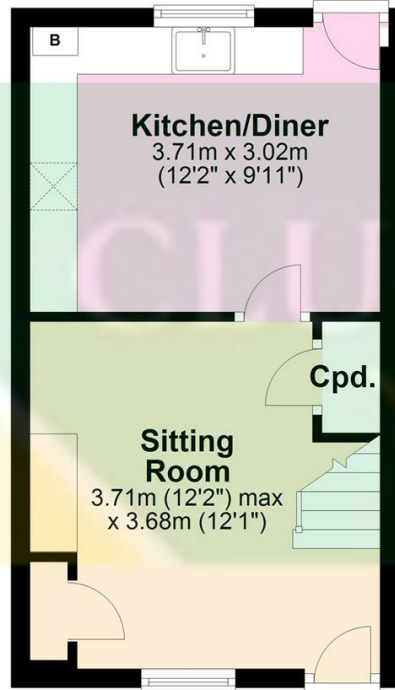


5, Low Street,
Sancton, YO43 4QZ
£182,000



Ground Floor
Approx. 25.2 sq. metres (271.6 sq. feet)



First Floor
Approx. 26.3 sq. metres (283.3 sq. feet)



This plan is for illustrative purposes only.
Plan produced using PlanUp.



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

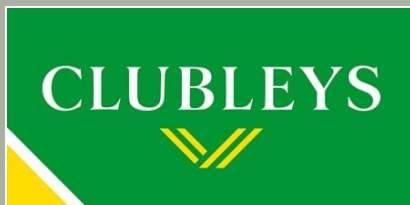
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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YO43 3AL
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www.clubleys.com

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		19	35
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.

Nestled in a picturesque setting, this beautiful Grade II listed cottage exudes character and charm. The accommodation features a welcoming sitting room, highlighted by a stunning open cast iron range oven fire and original beams, creating a warm and inviting atmosphere. The fitted kitchen boasts a classic Belfast sink unit and similarly adorned beams, complemented by a stable door that opens to reveal lovely views of the garden, perfect for enjoying your morning coffee. Upstairs, you'll find two cosy bedrooms, with the main bedroom showcasing a decorative cast iron fireplace, adding a touch of period elegance. A well-appointed bathroom completes the upstairs layout. Outside, the rear garden is paved, enclosed by fence boundaries, and includes a garden shed for added convenience. This delightful cottage is offered with NO ONWARD CHAIN, making it an ideal opportunity for those looking to move in without delay. Don't miss your chance to own this enchanting home!

Tenure: Freehold. East Riding of Yorkshire Council BAND A.



www.clubleys.com



THE ACCOMMODATION COMPRISES

SITTING ROOM

3.71m max x 3.68m (12'2" max x 12'0")

Front entrance door, exposed beams, open cast iron range oven fire, alcove cupboard, radiator, stairs to first floor, understairs cupboard.

DINING KITCHEN

3.71m x 3.02m (12'2" x 9'10")

Fitted with a range of wall and base units comprising work surfaces, Belfast sink unit, extractor hood, exposed beams, tiled floor, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, radiator, stable door.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.67 x 2.93 (12'0" x 9'7")

Fitted wardrobes, fitted cupboards, decorated fireplace, radiator.

BEDROOM TWO

3.24 x 1.94 (10'8" x 6'4")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, part panelled walls, part tiled walls, wooden flooring.

OUTSIDE

Outside, the rear garden is paved, enclosed by fence boundaries, and includes a garden shed for added convenience.

SERVICES

Mains water, LPG gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

