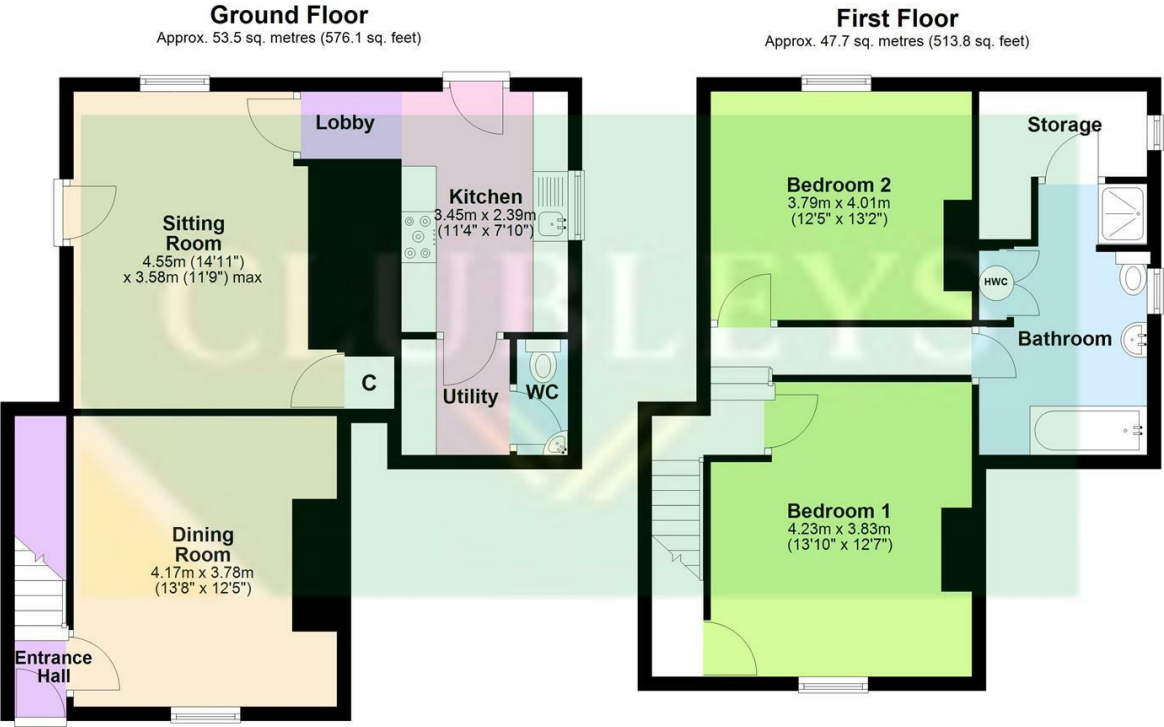




AGENTS NOTES

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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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](mailto: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  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   | 79                      |
| (55-68) D                                   |                         |
| (39-54) E                                   | 52                      |
| (21-38) F                                   |                         |
| (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.

2 Turners Cottage, King Street,  
Sancton, YO43 4QP  
£145,000

£5,000.00 allowance towards deposit. This charming two-bedroom mid-terrace period cottage, believed to date back to around 1850, is nestled in the picturesque Wolds village of Sancton, offering excellent access to nearby towns, villages, and scenic countryside walks. Full of character and warmth, the property features two inviting reception rooms, both with multifuel stoves, perfect for cosy evenings, along with a well-equipped kitchen, utility area and convenient ground floor WC. Upstairs, there are two double bedrooms and a spacious bathroom, which benefits from a generous adjoining storage room, ideal as a dressing area, laundry space, or additional storage. Outside, the cottage also enjoys the rare advantage of off-street parking to the rear. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

[www.clubleys.com](http://www.clubleys.com)



### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Front entrance door, stairs to first floor accommodation.

#### DINING ROOM

4.17m x 3.78m (13'8" x 12'4")  
Multifuel stove with brick inset, tiled hearth, wooden surround and mantle, exposed beams.

#### SITTING ROOM

4.55m x 3.58m (14'11" x 11'8")  
Multifuel stove with brick inset and tiled hearth.  
Television point, fitted cupboard.

#### KITCHEN

3.45m x 2.39m (11'3" x 7'10")  
Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit, partially tiled walls, tiled flooring. Belling Gas bottled range cooker, plumbing for automatic washer, plumbing for dishwasher, rear entrance door.

#### UTILITY ROOM

Work surfaces, tiled flooring, extractor fan, exposed beams.

#### WC

Two piece white suite comprising low flush WC and wash hand basin. Tiled flooring, extractor fan.

### FIRST FLOOR ACCOMMODATION

#### LANDING

#### STORAGE/LAUNDRY ROOM

1.23m x 2.44m (4'0" x 8'0")

#### BEDROOM ONE

4.23m x 3.83m (13'10" x 12'6" )  
Radiator, fitted cupboard.

#### BEDROOM TWO

3.79m x 4.01m (12'5" x 13'1")  
Access to roof space.

#### BATHROOM

Four piece white suite comprising panelled bath, step in shower cubicle, low flush WC and pedestal wash hand basin. Partially tiled walls, radiator, fitted cupboard housing hot water cylinder.

#### OUTSIDE

Parking at the rear of the property.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, drainage and electricity. Solid fuel.

#### APPLIANCES

No appliances have been tested by the Agent.

