

RM
English



Beverley Lane, Sancton, York, East Yorkshire, YO43 4RH

- No Onward Chain • 2.6 acres with an outbuilding • Open plan kitchen/diner • Utility room • Home office & garden room
- Three bedrooms • Family bathroom • Integrated double garage • Additional off street parking • EPC = E

Guide Price £565,000

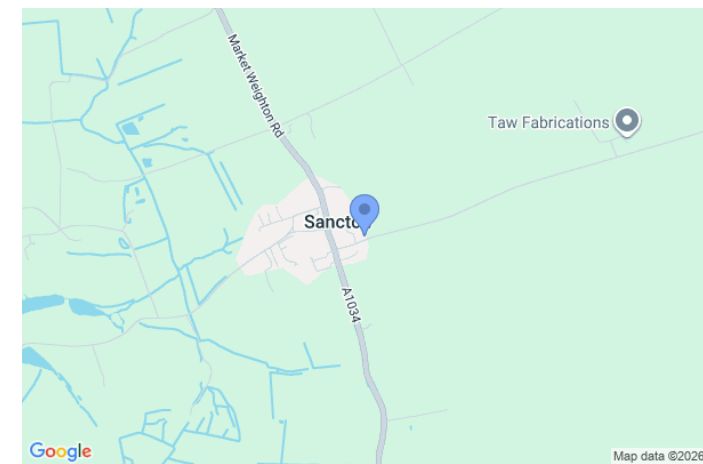
Nestled at the foot of the Yorkshire Wolds, the sought-after village of Sancton offers a wonderful blend of rural charm and everyday convenience. Surrounded by rolling countryside, the village enjoys a peaceful setting while still being within easy reach of a range of amenities. Nearby Market Weighton provides a good selection of shops, cafés and local services, while the historic market town of Beverley offers a wider array of leisure facilities. For commuters, excellent road links via the A1079 connect easily to York and Hull, making this an ideal location for those seeking countryside living without isolation. The village itself is served by the highly regarded Star Inn which is open the majority of the week serving both food and drinks.

Occupying a generous and versatile plot extending to approximately 2.60 acres, this well-proportioned three-bedroom detached bungalow presents a rare opportunity to acquire a home with substantial outdoor space. The property is set within mature gardens and benefits from a superb adjoining paddock of around 2.27 acres, perfect as a smallholding or simply enjoying the open aspect and privacy it affords. This attractive property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

The bungalow itself offers spacious and flexible accommodation, with a welcoming layout centred around a large kitchen diner, ideal for family living and entertaining. A comfortable living room provides a cosy retreat, while three good sized bedrooms are served by a family bathroom. Additional practical spaces, including a utility area and garage, further enhance the home's functionality.

Externally, the property truly comes into its own. The established gardens surround the bungalow, offering a high degree of seclusion with mature trees, lawned areas and pleasant outlooks. Beyond, the expansive paddock provides endless possibilities, whether for grazing or recreation. Outbuildings and storage spaces add to the appeal for those with hobbies or agricultural interests.

This is a unique opportunity to enjoy a lifestyle property in a desirable village location, combining comfortable single-storey living with extensive land and excellent connectivity to the wider region.





AN ATTRACTIVE PROPERTY WITH A PADDOCK & NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address: Beverley Lane, Sancton, York, East Yorkshire, YO43 4RH
Reference: 785



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Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 1531 sq. ft / 142.28 sq. m
Outbuildings 408 sq. ft / 37.88 sq. m
Garage 314 sq. ft / 29.21 sq. m
Total 2253 sq. ft / 209.37 sq. m

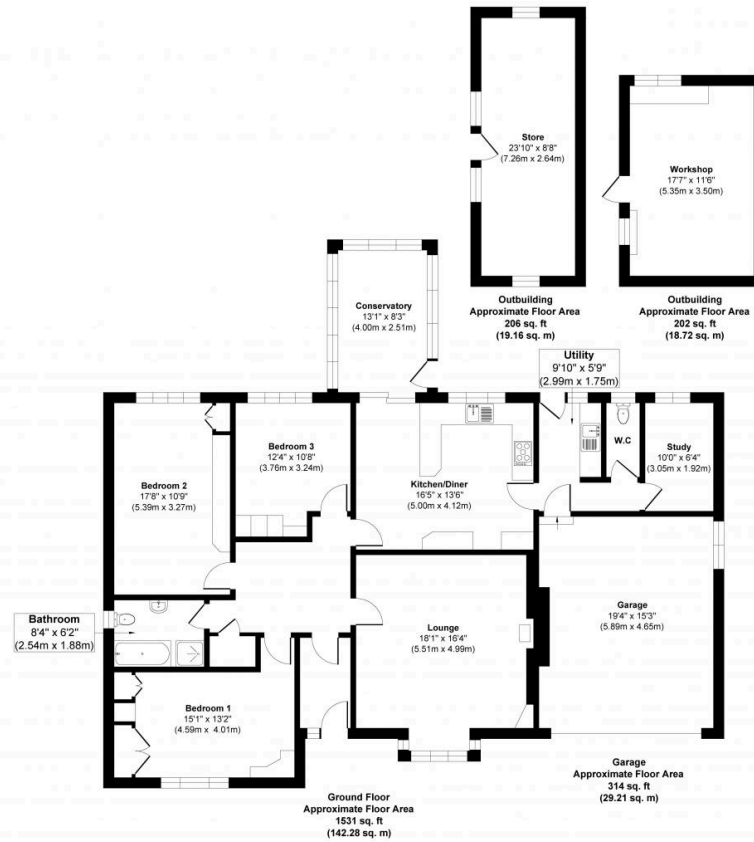
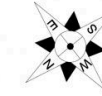


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