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**Limb**  
MOVING HOME



## *1 Jacksons Terrace, Sancton, East Yorkshire, YO43 4RD*

- 📍 End Terrace Home
- 📍 Fabulous Private Garden
- 📍 Idyllic Location
- 📍 Versatile Outbuildings
- 📍 3 Bedrooms
- 📍 Viewing Highly Recommended!
- 📍 Council Tax Band = A
- 📍 Freehold / EPC = D

**£230,000**

## INTRODUCTION

Presenting a beautifully well-presented end-of-terrace home, gracefully situated within the charming village of Sancton and offered for sale with no onward chain. This unique property comes complete with a fantastic private garden and versatile outbuildings. While the garden and outbuildings are thoughtfully separated from the main residence by a shared access, this arrangement in no way diminishes their considerable appeal and utility.

The comfortable accommodation benefits from central heating (new system installed November 2023 with warranty) and double glazing, and briefly comprises a welcoming entrance hall, a cozy lounge featuring a warming multi fuel burner, and a well-equipped kitchen with appliances. The kitchen is open-plan in style to the bright conservatory, yet offers the flexibility of being closed off by elegant fitted plantation shutter bi-folding doors. The conservatory itself boasts French doors leading out to a private gravelled courtyard, and the ground floor is further enhanced by a practical utility room and a spacious bathroom complete with both a bath and a separate shower. The first floor provides three comfortable bedrooms.

The property occupies an elevated position, set back from the road with a pleasant lawned garden to the front. Directly adjoining the rear of the property is a private rear courtyard with a fenced boundary and gate. To the left of the property lies a large private garden, an idyllic outdoor haven with a lush lawn, a charming summerhouse, gravelled and decked areas, large shed, plus a superb section with planters, perfect for a productive vegetable patch. The property also includes a garage and an additional large store. Off street parking is available.

## LOCATION

Sancton is a charming and picturesque village nestled within the beautiful East Riding of Yorkshire. Offering a peaceful and idyllic rural lifestyle, the village is surrounded by open countryside, perfect for those who appreciate walking, cycling, and the tranquility of nature.

Despite its serene setting, Sancton benefits from a welcoming community spirit. It features a historic village church and a well-regarded local pub, "The Star at Sancton," which serves as a popular focal point.

While providing a quiet escape, Sancton remains conveniently accessible. It is well-placed for connections to nearby market towns such as Market Weighton and Beverley, which offer a broader range of amenities, including shops, supermarkets, schools, and leisure facilities. The village's location also provides good road links to the A63 and wider regional networks, making it a desirable choice for those seeking a balance between rural charm and practical accessibility.



## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Composite residential entrance door (fitted May 2023) to:

### ENTRANCE HALL

With staircase leading up to the first floor.

### LOUNGE

Featuring a multi fuel burner upon a tiled hearth, fitted unit to alcove and window to the front elevation.



## KITCHEN

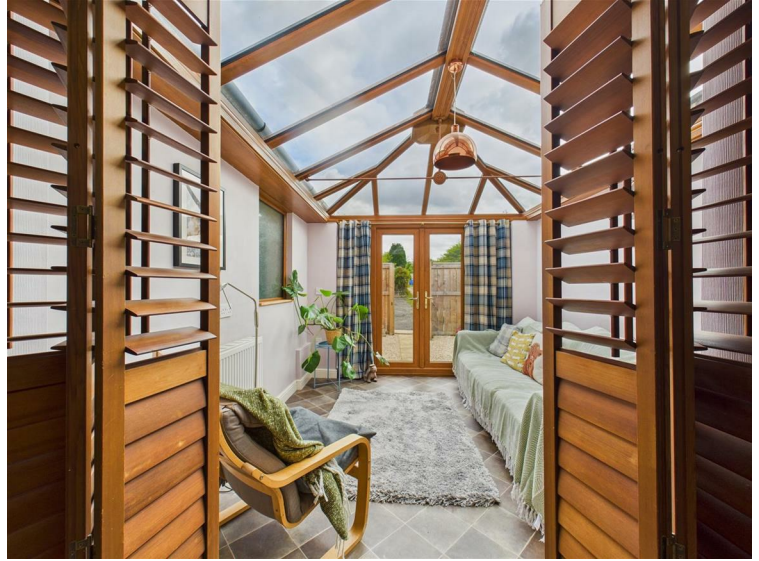
Having a range of fitted base and wall units with laminate worktops, ceramic sink and drainer with mixer tap, oven, four ring hob with filter above plus space for a fridge/freezer. Window to side. Open plan to the conservatory.





## CONSERVATORY

Open plan from the kitchen but can be separated by the plantation shutter bi-fold doors. French doors lead out to the rear courtyard.



## INNER LOBBY

With water cylinder and oil fired central heating boiler.

## UTILITY

With fitted units and plumbing for a washing machine. Window to side.



## BATHROOM

With modern suite comprising a freestanding roll top bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Window to side.



## FIRST FLOOR

## LANDING

## BEDROOM 1

With fitted wardrobes and storage cupboard. Window to front.



## BEDROOM 2

Window to rear.



## BEDROOM 3

Window to rear.



## OUTSIDE

The property occupies an elevated position, set back from the road with a pleasant lawned garden to the front. Directly adjoining the rear of the property is a private rear courtyard with a fenced boundary and gate. To the left of the property lies a large private garden, an idyllic outdoor haven with a lush lawn, a charming summerhouse, gravelled and decked areas, large shed, plus a superb section with planters, perfect for a productive vegetable patch. The property also includes a garage and an additional large store. Off street parking is available.





## OUTBUILDING & GARAGE

The garage offers plenty of potential and contains an inspection pit.



## COURTYARD



## SUMMERHOUSE



## VIEW TO FRONT



## AERIAL 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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.

