



1 Wold View Cottages,  
Sancton YO43 4QT  
Offers over £300,000



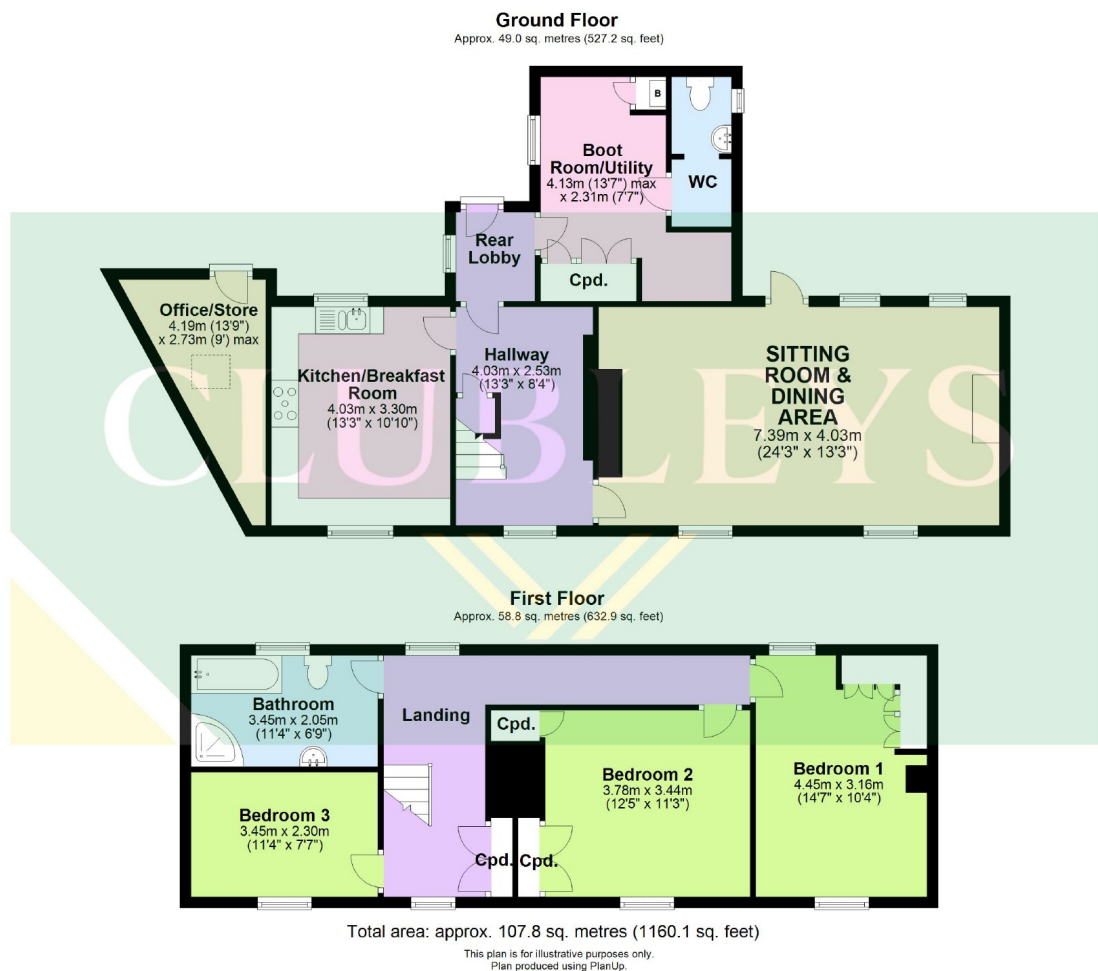


## ABOUT THE PROPERTY

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CHAIN FREE! A wonderful period cottage that stands on an elevated plot having stunning views to the front over the wolds and the village church. The property originally dates back over 200 years and offers a wealth of charm expected in a cottage of this era. The property is accessible via a rear entrance with convenient utility and cloakroom off. The entrance hall has exposed stone walls and quarry tiled floor which continues through to the dining kitchen which is well fitted with a range of units. The spacious sitting room that incorporates the dining area has a cast iron stove, exposed stone wall and a doorway providing access to the garden. Upstairs the light and airy landing provides access to the bedrooms all of which benefit from the wonderful views. The bathroom houses a white suite with bath and separate shower cubicle. Outside the cottage has a gravelled driveway to the rear providing ample parking and access to the garage and attractive garden. There is an outside office area which is ideal for those wishing to work from home conveniently away from the main house.





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 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.

## ROOM MEASUREMENTS

HALLWAY	4.03m x 2.53m
SITTING ROOM	7.39m x 4.03m
KITCHEN	4.03m x 3.30m
REAR LOBBY	
BOOT ROOM/UTILITY	4.13m max x 2.31m
CLOAKROOM	
OFFICE/STORE	4.19m x 2.73m max
LANDING	
BEDROOM 1	4.45m x 3.16m
BEDROOM 2	3.78m x 3.44m
BEDROOM 3	3.45m x 2.30m
BATHROOM	3.45m x 2.05m
GARAGE	





### 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.

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am - 3 pm Saturday.

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.







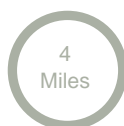
## LOCATION

Sancton, a popular village approximately 2 miles from Market Weighton, has an award-winning restaurant in the village and highly regarded day nursery.

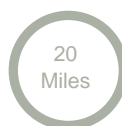
## TRAVEL

APPROX

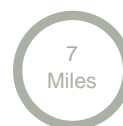
Distance by (Car)



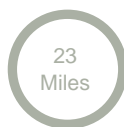
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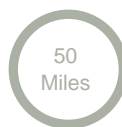
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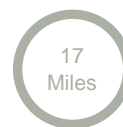
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

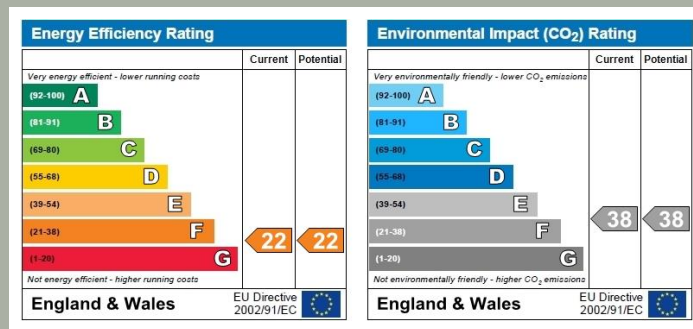
Auctioneers

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