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Chartered Surveyors

**2 Londesborough Road
Hutton Cranswick
YO25 9PL**

GREAT PLOT

Three bedrooms

In need of general modernisation

Popular setting

Rarely available

Not to be missed!

**Asking Price Of:
£230,000**



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Located within a popular sought-after area and rarely available, this is a superb opportunity to purchase a spacious detached bungalow, built by Tallishire of Beverley. The ever popular design of this bungalow cannot be understated, with accommodation which, by far, exceeds that usually found within comparable bungalows and includes very spacious front facing lounge, separate breakfast kitchen, three bedrooms and main bathroom. There is also a cloakroom/WC.

Externally, there is a wide side drive which leads to a single garage and ample space to house a caravan or motorhome or even extend the garage, subject to planning approval.

The property is generally in a dated condition and would benefit from a program of modernisation, however, it is felt that once this is completed, the bungalow will be truly exceptional!

CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.

ENTRANCE HALL

A spacious welcoming Hall with coving to ceiling. Radiator.

CLOAKROOM/WC

With low level WC and bracket wash hand basin.

LOUNGE

20' 11" x 12' 11" (6.4m x 3.94m)

A delightful spacious room with front facing bow window and two side windows. Provision for an open fire.

Coved ceiling. Radiator.



BREAKFAST KITCHEN

17' 5" x 11' 4" (5.32m x 3.46m)

Double drainer stainless steel sink with base cupboard.

Plenty of space for a breakfast or dining table.



BEDROOM 1

10' 11" x 11' 11" (3.34m x 3.64m)

A rear facing room. Radiator.



BEDROOM 2

13' 5" x 10' 5" (4.11m x 3.2m)

A front facing room. Radiator.



BEDROOM 3

9' 10" x 11' 9" (3.01m x 3.59m)

A rear facing room. Radiator.

BATHROOM

With three piece suite comprising panelled bath, wash hand basin and low level WC.

OUTSIDE

The property stands back from the road behind an open plan forecourt garden. There is a wide side drive providing access for vehicles and ample space for stowage of a caravan, motorhome etc. The drive leads to a single garage.

To the rear is an enclosed lawned garden.



CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains services include electricity, drainage and telephone available or connected.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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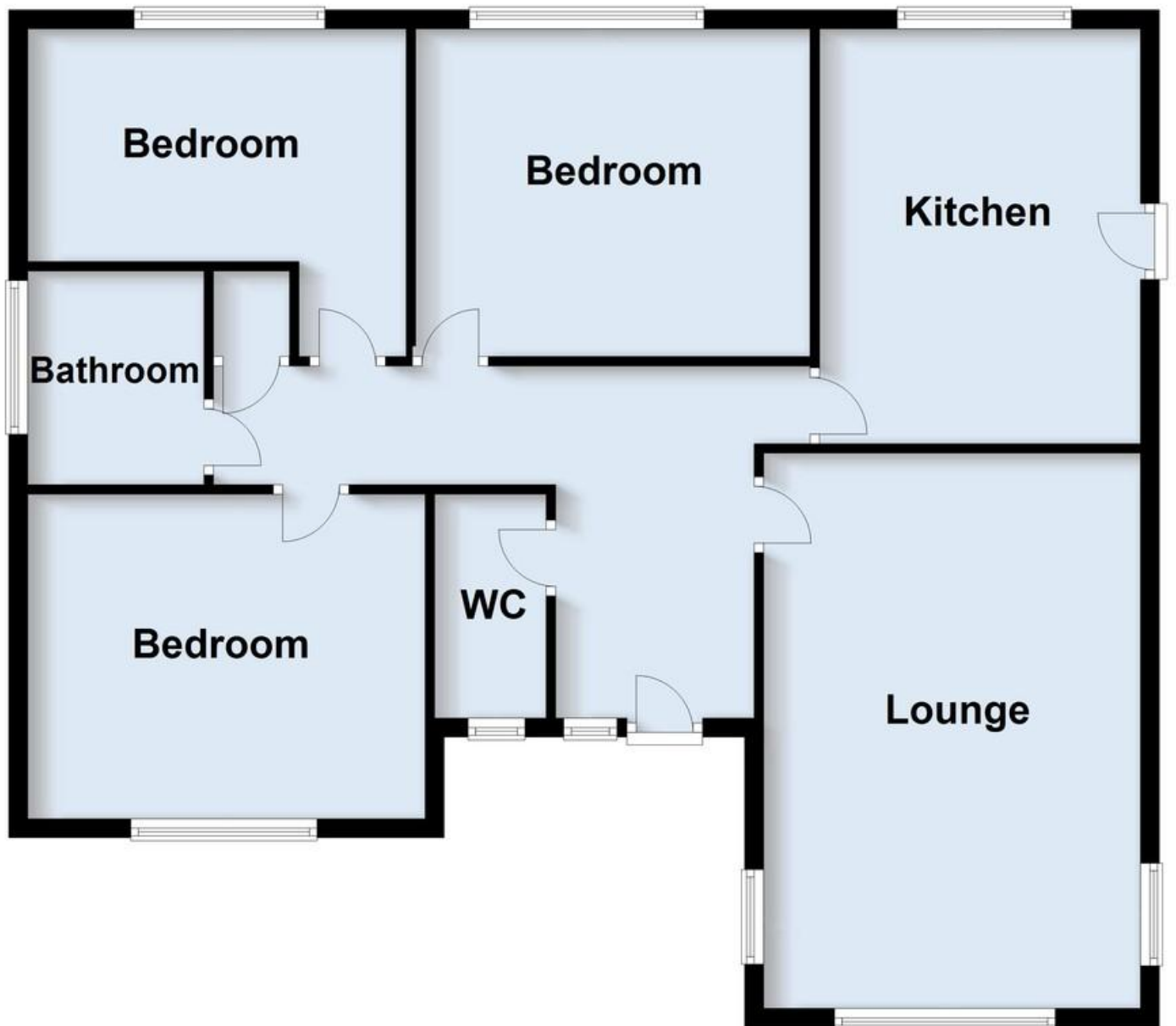
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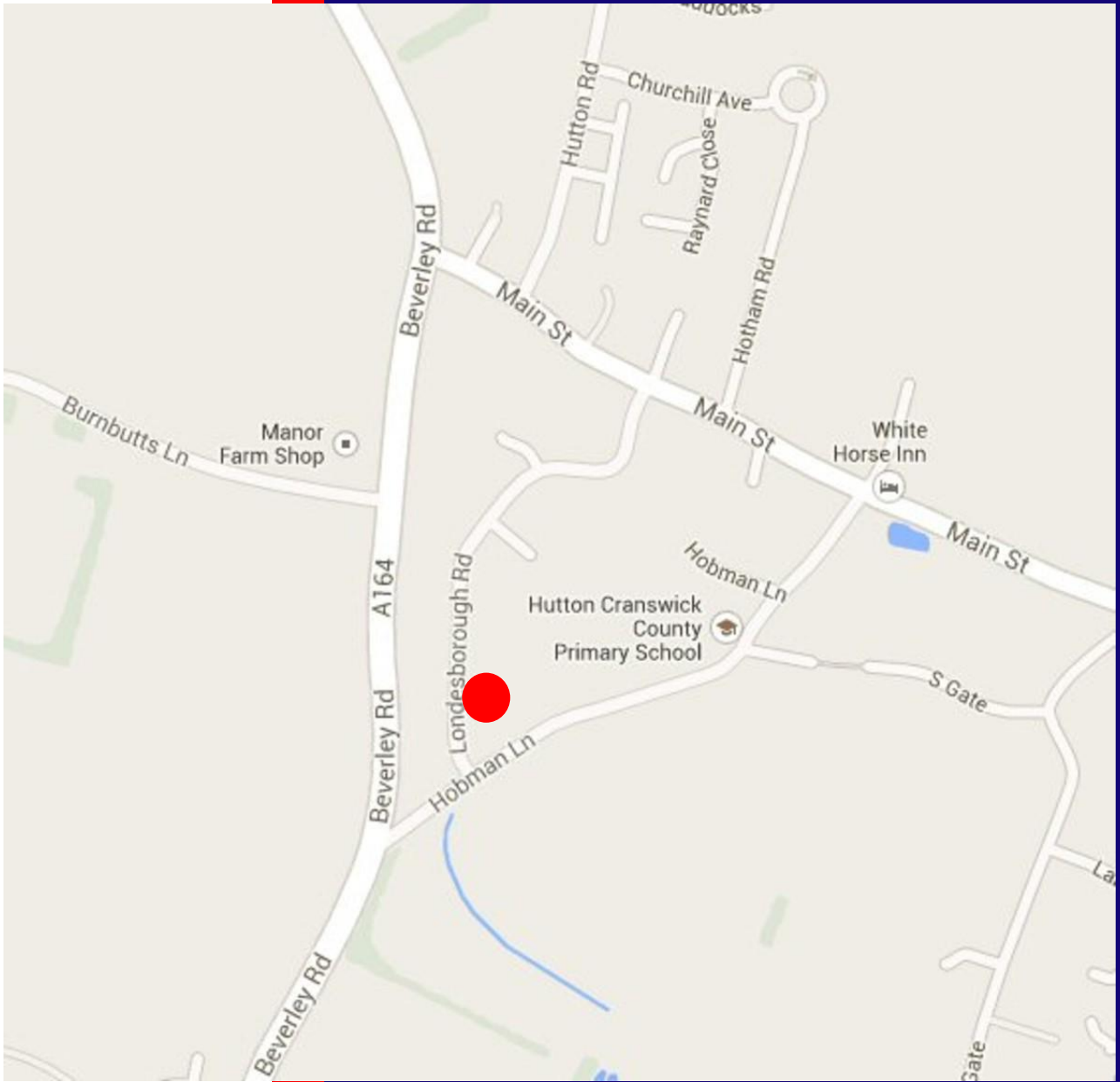
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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