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**2 Main Street
Hutton Cranswick
YO25 9QR**

Delightful cottage
Popular village setting
Beautiful gardens

Four bedrooms
Side drive and garage
Rarely available

**Asking Price Of:
£265,000**



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PROPERTY PROFESSIONALS SINCE 1891

2 Main Street Hutton Cranswick YO25 9QR



Forming part of the popular village of Hutton Cranswick, this is a rare opportunity to purchase a detached cottage offering four bedroom accommodation with absolutely delightful gardens to the rear, off street parking and a character feel throughout.

The property is beautifully presented in a 'ready to move in' condition and offered to the market at an attractive price to effect early interest. We feel that this is ideal for many buyers including couples, simply looking for a character home and families seeking four bedrooms within what is an exceptionally popular village with many amenities.

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 INTO

DINING ROOM

10' 10" x 11' 11" (3.32m x 3.64m)

A delightful entrance to the property with straight flight staircase leading off having a spindle banister. Radiator and coving to ceiling. Built-in understairs storage cupboard.



BREAKFAST ROOM

6' 11" x 11' 10" (2.12m x 3.61m)

With half timber panelling to the walls, coving to ceiling and radiator. Open Plan into:



KITCHEN

11' 5" x 7' 8" (3.48m x 2.36m)

Being well fitted with a range of traditionally styled kitchen units finished in cream including base and wall mounted cupboards along with worktops and inset 1 1/2 bowl sink with mixer tap. Electric oven plus electric hob with extractor canopy over. Quarry tiled floor, half panelling to walls and timber panelling to the ceiling.



UTILITY ROOM

With space and plumbing for automatic washing machine and extensive range of full height storage cupboards. Door to rear

LOUNGE

18' 8" x 11' 11" (5.71m x 3.65m)

With feature fireplace in brick with substantial timber over mantel housing a solid fuel burning stove. French doors leading out onto the rear patio, fitted dado rail and coving to ceiling, radiator.



LANDING

BEDROOM 1

11' 4" x 8' 6" (3.47m x 2.61m)

With built-in wardrobes, radiator.



BEDROOM 2

11' 5" x 11' 0" (3.48m x 3.36m)

With two double built-in wardrobes in central drawer unit, radiator.



BEDROOM 3

10' 4" x 6' 11" (3.15m x 2.12m)

Radiator.



BEDROOM 4

7' 2" x 8' 10" (2.19m x 2.7m)

Radiator.

BATHROOM

Being well fitted with walk-in shower with plumbed in shower, pedestal wash basin, wc and bath, half tiled walls.



OUTSIDE

The property stands flush to the pavement. There is a side drive which provides vehicle access to a single garage which features electric door.

To the rear of the property is an absolutely delightful garden which is beautifully landscaped to include patio area, various seating areas, pond and planted beds, the central feature being a lawn. This is enclosed by a fence and walled boundary.



CENTRAL HEATING

The property benefits from gas 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

All mains services are available at the property.

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) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax 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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

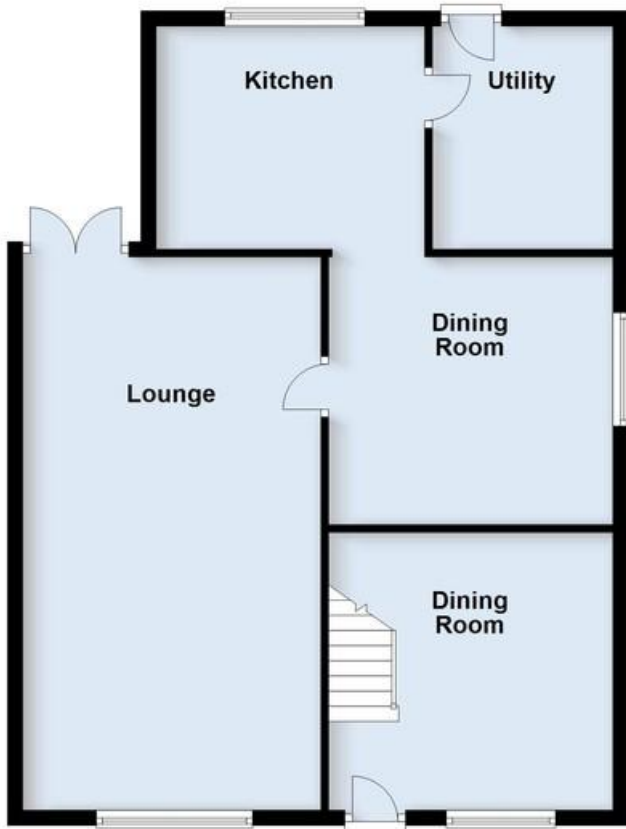
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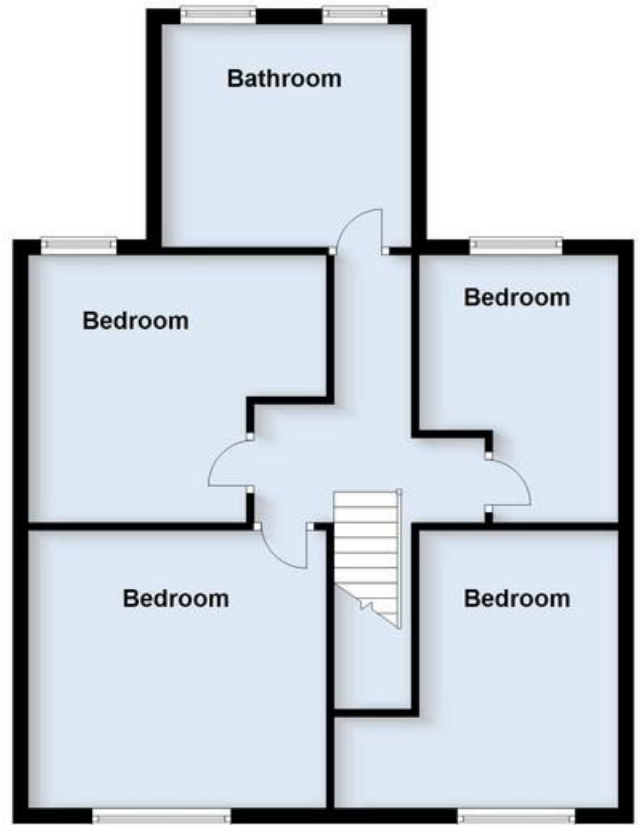
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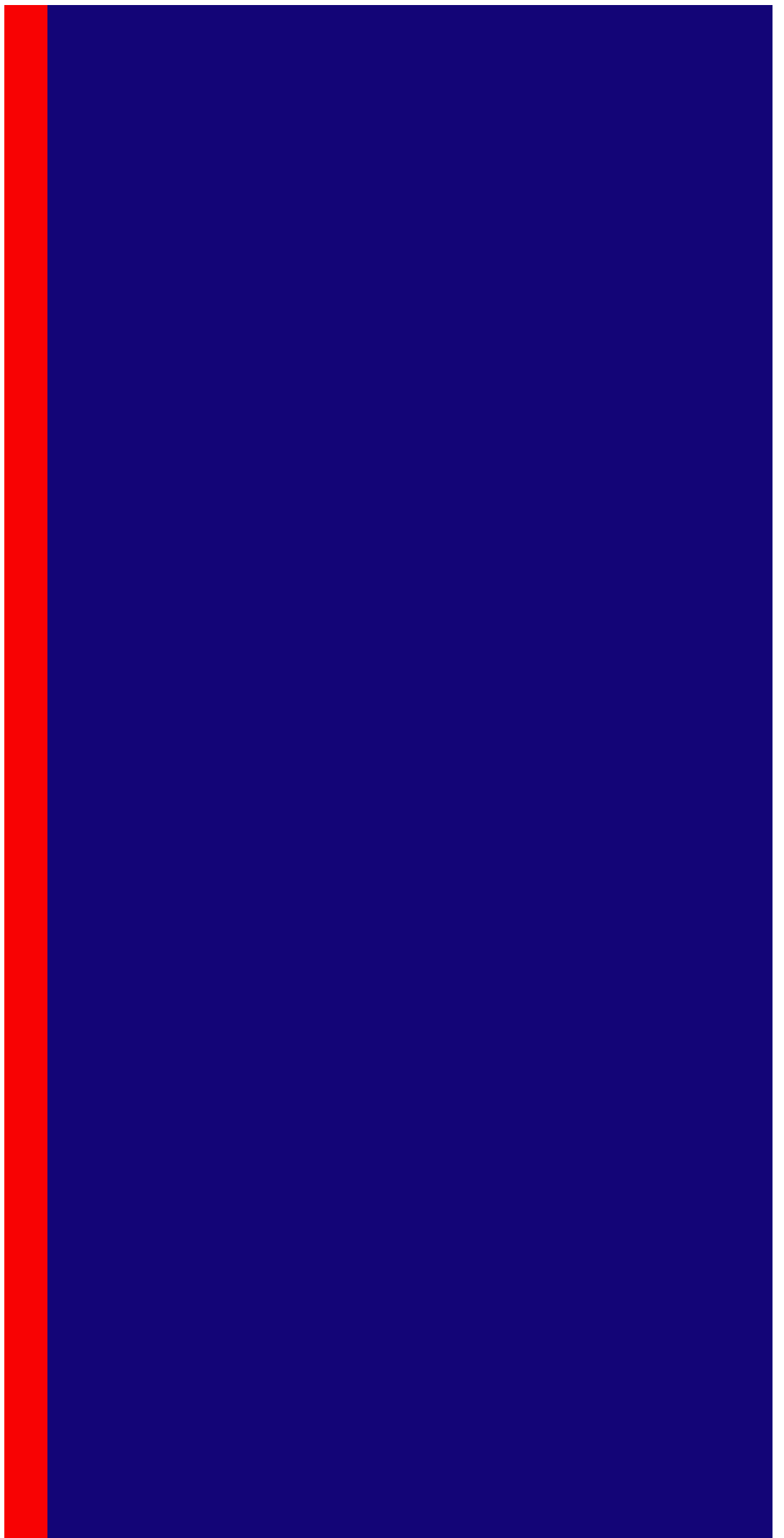
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