



5 Keldgarth
Hutton Cranswick, Driffield, Yorkshire YO25 9RJ
Offers over £340,000

W&P WOOLLEY
& PARKS

5 Keldgarth, Hutton Cranswick, Driffield, Yorkshire YO25 9RJ

**** WELL APPOINTED FULLY DETACHED FAMILY HOME ****

This attractive and well built property offers space in abundance. Having been immaculately kept and improved by the current owners to provide a wonderful family home that simply will not disappoint. Each room has been updated over recent years with quality fixtures and fittings plus a modern neutral decor that would suit any buyer. Occupying a secluded generous plot with enclosed gardens, double garage and unspoiled countryside views. Internal accommodation is well proportioned and hugely versatile with inviting entrance hall, cloakroom/w/c, formal lounge complete with multi fuel stove, superb sun room extension, formal dining, fitted kitchen and breakfast room all to the ground floor with four bedrooms, stylish en-suite and family bathroom to the first. Impressive gardens sweep around the outside having been mainly laid to lawn with mature planted borders, fruit trees and countryside views throughout. Integral double garage is accessed via double width drive providing ample off street parking. Built in 1989 by renowned local builder John Duggleby this property enjoys a secluded cul-de-sac setting within the popular village of Hutton Cranswick. The village provides a wealth of amenities including well regarded primary school and rail links. Demand is sure to be high for this affordable property so early viewing recommended to avoid disappointment.

Entrance Hall

Beautifully light and inviting entrance hall with composite door to front elevation, straight flight staircase gives access to first floor accommodation complete with under stairs storage, attractive fitted coving, telephone point, laminate flooring and central heating radiator.

Cloakroom/W/C 5'11" x 4'1" (1.81 x 1.27)

Fitted with a stylish two piece suite comprising low flush w/c and pedestal wash basin, tiled splash backs, attractive coving, central heating radiator, fitted extractor and vinyl flooring.

Lounge 17'11" x 11'4" (5.48 x 3.47)

Well presented formal lounge with double glazed bay window to front elevation and feature windows to side, multi fuel stove takes pride of place with ornate pine surround and tiled hearth creating a superb focal point to the room, fitted coving, central heating radiator, television point and fitted carpets laid throughout.

Sun Room 18'9" x 12'7" min to 6'11" (5.72 x 3.85 min to 2.13)

Generous sized sun room boasting unspoiled garden views, usable all year round with full tiled roof, insulation and central heating radiator, hugely versatile with double glazed windows to dual aspect plus french doors giving access to rear garden, fitted television point and carpets laid throughout.

Dining Room 10'8" x 8'10" (3.27 x 2.70)

Formal dining room with sliding patio door access to sun room, attractive fitted coving, central heating radiator and wood effect laid flooring.

Kitchen 11'6" x 9'1" (3.53 x 2.78)

Modern kitchen fitted offering a comprehensive range of quality Wren wall, base and drawer units in a shaker style finish with contrasting work surfaces and matching splash backs, inset one and half bowl ceramic sink unit with drainer and mixer tap over, integrated appliances include tall fridge, dishwasher, double oven, four ring induction hob and fitted extractor, under cabinet lighting, double glazed window to rear elevation, fitted coving, television point, central heating radiator and ceramic tiled flooring.

Breakfast Room 16'11" x 6'11" (5.18 x 2.13)

Generous sized breakfast room with double glazed window to front elevation and external door to the rear, built in storage with wall and base units plus ample space for free standing appliances, access to loft space and integral access to double garage, attractive fitted coving, central heating radiator and continued ceramic tiled flooring laid throughout.

First Floor Landing

Feature double glazed window to front elevation allows plenty of natural light to the first floor, access to loft space, built in airing cupboard housing hot water cylinder with fitted carpets laid throughout the first floor.

Main Bedroom 12'11" x 9'2" (3.94 x 2.80)

Beautifully presented bedroom with double glazed windows to dual aspect, built in double door wardrobe, attractive fitted coving to ceiling with central heating radiator and fitted carpets.

En-Suite Shower Room 4'9" x 4'8" (1.45 x 1.44)

Modern and stylish en-suite comprising wet walled shower cubicle with electric powered shower over, low flush w/c and pedestal wash basin, tiled splash backs, double glazed window to side elevation, wall mounted chrome heated towel rail and vinyl flooring.

Bedroom Two 9'9" x 9'8" (2.98 x 2.97)

A further good sized double bedroom with double glazed window to rear elevation boasting unspoiled countryside views, attractive fitted coving, central heating radiator, television point and fitted carpets.

Bedroom Three 9'8" x 7'5" (2.97 x 2.27)

Double glazed window to rear elevation, coving to ceiling, television point, central heating radiator and fitted carpets.

Bedroom Four 8'6" x 7'10" (2.61 x 2.41)

Spacious single bedroom with double glazed window to front elevation, fitted coving, central heating radiator and carpets laid throughout.

Family Bathroom 7'3" x 5'6" (2.22 x 1.68)

Modern white three piece suite comprising panelled bath complete with fitted shower attachment, pedestal wash basin and low flush w/c, double glazed window to rear elevation with tiled splash backs, wall mounted chrome heated towel rail, fitted coving and vinyl flooring.

Double Garage 18'2" x 17'10" (5.54 x 5.45)

Double garage provides ample space for parking and storage with twin up and over doors to front elevation and personal door to rear, space and plumbing for appliances plus hand wash basin with hot and cold water supply. The garage also houses the central heating boiler.

External

Enjoying a secluded corner plot this property boasts well kept gardens to both front and rear. To the front of the property is double width drive offering ample off street parking with small lawn, mature planted hedge and outdoor tap. To the rear of the property the garden offers a fair degree of privacy again having been mainly laid to lawn with well stocked borders, fruit trees and shrubs, timber built pergola and brick built barbecue, patio area provides a great place to entertain with gated access to both sides, external water supply and timber fence surround.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

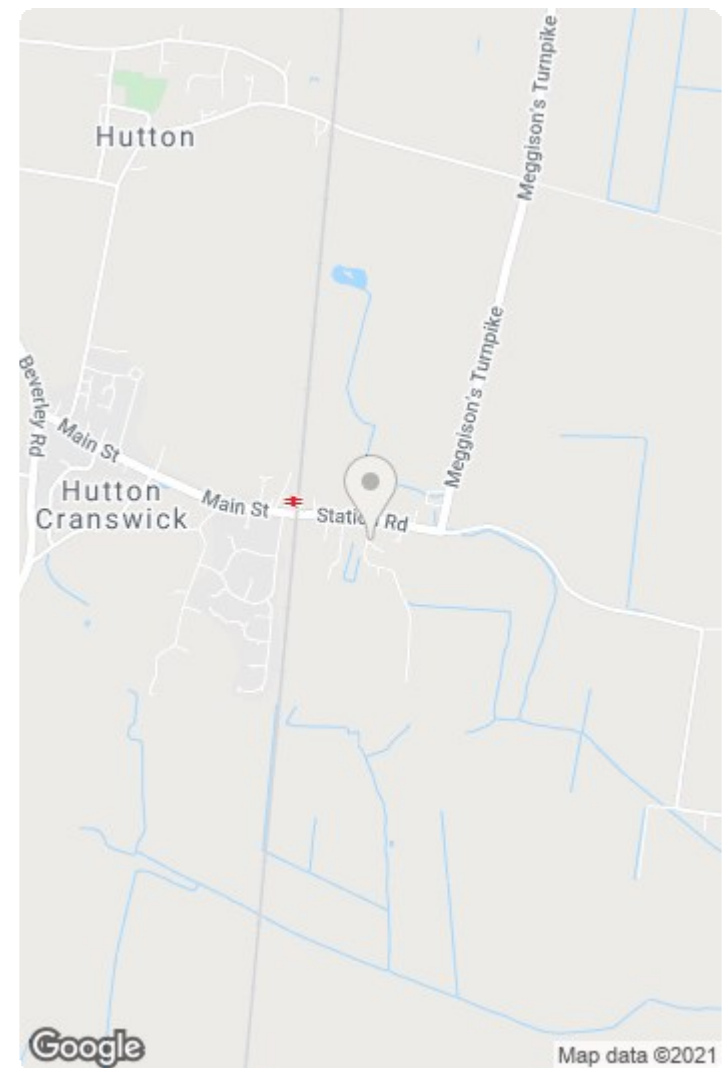




Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

