



**Ulllyotts**  
Chartered Surveyors

**18A Main Street  
Cranswick  
YO25 9QR**

Well-presented family home  
Popular village setting  
Three bedrooms

Off-street parking and garage  
Central heating and double glazing  
Excellent value!

**Asking Price Of:  
£150,000**



01377 253456

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PROPERTY PROFESSIONALS SINCE 1891

# 18A Main Street

Cranswick  
YO25 9QR



**A GREAT FAMILY OR STARTER HOME** set within this popular village which benefits from a wealth of local amenities as well as good road/rail links to Driffield and Beverley. The property provides 3 bedroom accommodation with spacious front facing lounge and breakfast or dining kitchen to the rear.

A particular feature of the property is the rear garden which is extensive and features a large shed/workshop. In addition, there is off-street parking plus single garage to the rear.

In summary, this is an excellent value home, ideal for many buyers.

## 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

With a straight flight staircase leading off to first floor. Fitted laminate flooring. Radiator.

## LOUNGE

15' 11" x 11' 5" (4.86m x 3.49m)

With front facing window. Fitted laminate flooring. Coving to ceiling and double panelled radiator.



## BREAKFAST KITCHEN

11' 6" x 14' 8" (3.52m x 4.49m)

Extensively fitted with a range of modern kitchen units finished with wood effect doors with chrome handles and including base and wall mounted cupboards together with worktops.

Laminate flooring, inset stainless steel sink, space and plumbing for automatic washing machine, space and point for a dishwasher. Built-in under stairs storage cupboard. Door to rear.





## LANDING

### **BEDROOM 1** 11' 7" x 10' 3" (3.54m x 3.14m)

A spacious front facing room with two alcoves, coved ceiling and radiator.



### **BEDROOM 2** 10' 1" x 7' 8" (3.09m x 2.36m)

Rear facing with radiator.



### **BEDROOM 3** 10' 0" x 6' 9" (3.06m x 2.07m)

Rear facing with radiator.



## BATHROOM

With fitted suite comprising low-level WC, wash hand basin and panelled bath.

## OUTSIDE

The property is setback from the road behind a shallow front forecourt. To the rear is an extensive expanse of garden which features large paved patio area, lawn and potential vegetable garden.

There is also a large timber shed/workshop.



## 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.

## COUNCIL TAX BAND

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

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. 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.

## **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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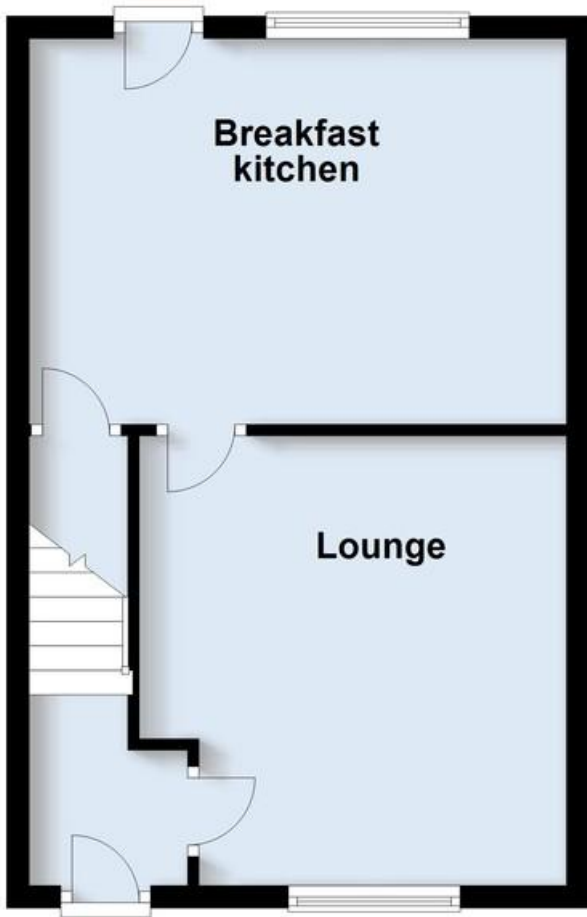
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## **VIEWING**

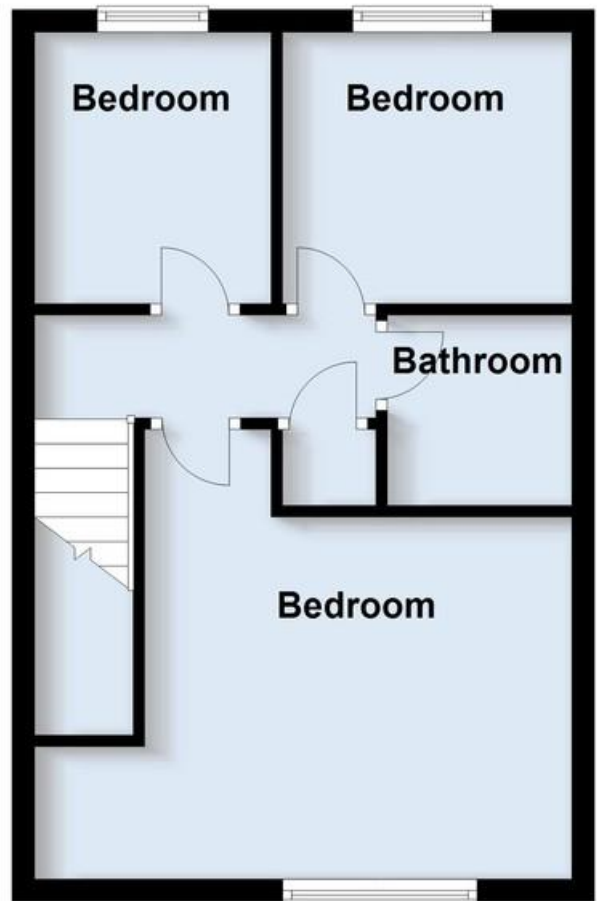
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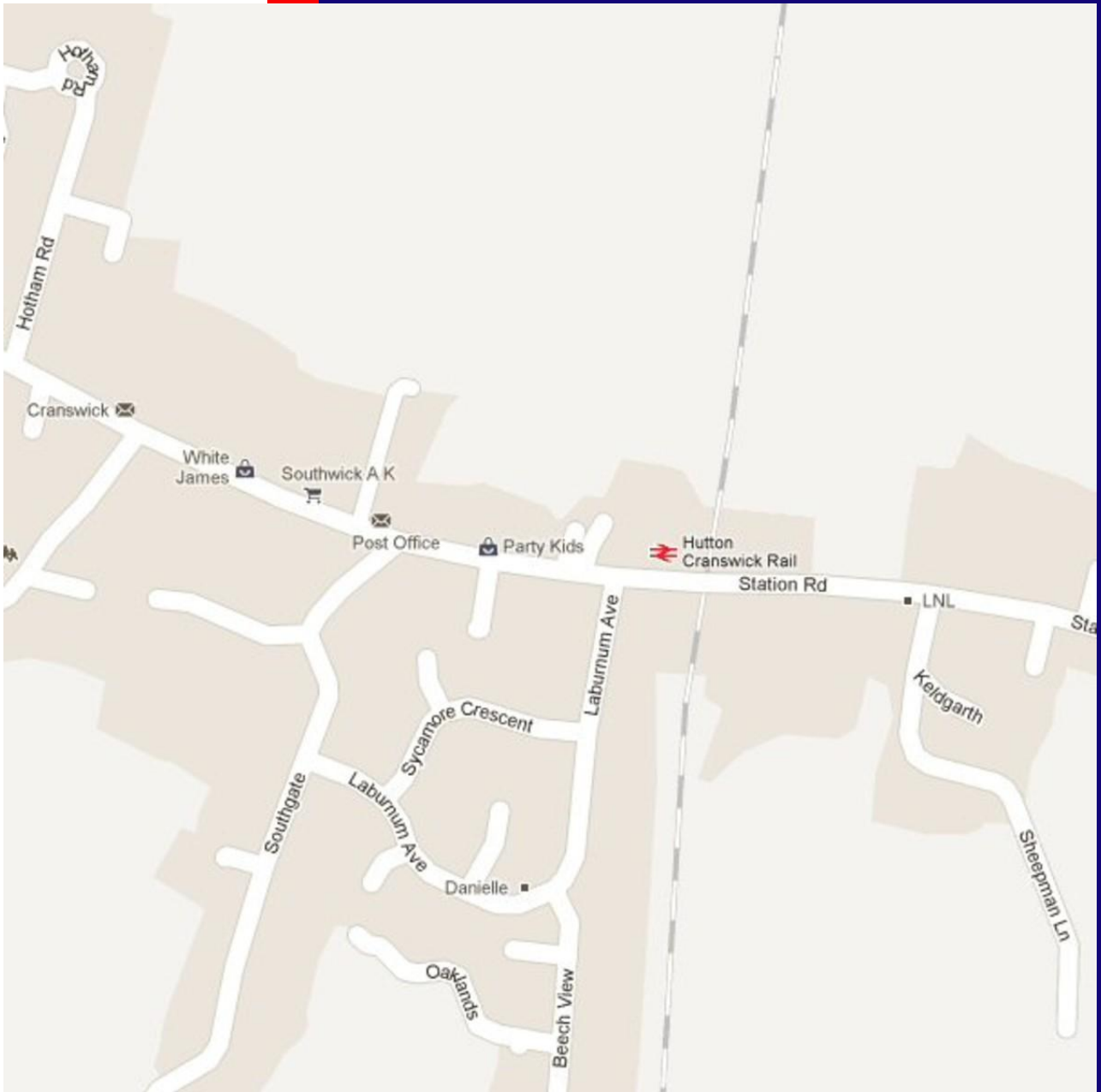
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**Ground Floor**



**First Floor**







**64 Middle Street South, Driffield, YO25 6QG**

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