



**Ulllyotts**  
Chartered Surveyors

**21 Beech View**  
Cranswick  
YO25 9QQ

True family home  
3 double bedrooms  
Spacious living

Excellent village location  
Well maintained  
View early

**Asking price:**  
**£180,000**



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# 21 Beech View

**Cranswick**  
**YO25 9QQ**



An ever popular design of property, ideal for families searching for three good sized bedrooms with a versatile range of ground floor accommodation thrown in. All bedrooms are double size and in addition, a particular feature of this property is the rear aspect which offers panoramic views over adjacent open countryside. The property has been improved in recent years to include a fitted kitchen and bathroom plus renewed gas fired boiler, replacing the old oil fired system.

In short, this is a true family home which offers accommodation, seldom available in newer homes.

## 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 VESTIBULE

With radiator and built in double storage cupboard. Door leading into:

## LOUNGE

15' 9" x 18' 7" (4.81m x 5.68m)

A fantastic, spacious living room including dining area and having a staircase leading off featuring spindle banister, feature fire surround and marble hearth, front facing bow window coving to ceiling, radiator



## KITCHEN

10' 11" x 9' 8" (3.33m x 2.95m)

Extensively fitted along two walls with a modern range of kitchen units finished in cream with panelled doors and chrome handles. Space and provision for a gas cooker with extractor over, space for a refrigerator and plumbing for automatic washing machine, coving to ceiling.



## CLOAKROOM

With low-level WC and wash basin.

## UTILITY

6' 4" x 7' 0" (1.94m x 2.15m)

With space and plumbing for automatic washing machine plus fitted worktop, wall mounted kitchen cupboard and wall hung boiler. Door to the rear.

## LANDING

## BEDROOM 1

8' 9" x 16' 0" (2.69m x 4.89m)

A large, front facing double bedroom with radiator.



## BEDROOM 2

10' 11" x 9' 6" (3.35m x 2.9m)

A front facing bedroom with coving to ceiling and radiator.

Built in range of wardrobes finished with maple effect doors and chrome handles.



## BEDROOM 3

9' 8" x 8' 11" (2.96m x 2.73m)

Yet another double bedroom with rear views over open countryside, radiator and coving to the ceiling.



## BATHROOM

A modern suite in white featuring panelled bath having a shower over plus side glass screen, low-level WC and pedestal wash basin. Fully tiled walls and chrome heated towel rail.



## OUTSIDE

The property stands back from the road at the front and provides off-street parking by way of a side drive.

The front garden comprises lawn with gravel borders.

To the rear of the property is an enclosed expanse of garden with side borders, paved patio and play area. There is also a useful shed.





### **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.

### **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 B.

### **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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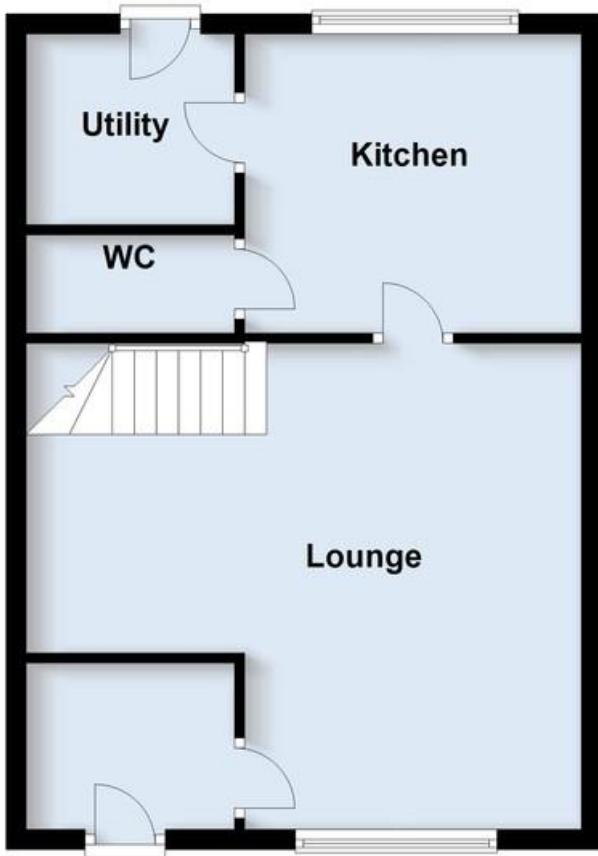
\*by any local agent offering the same level of service.

### **VIEWING**

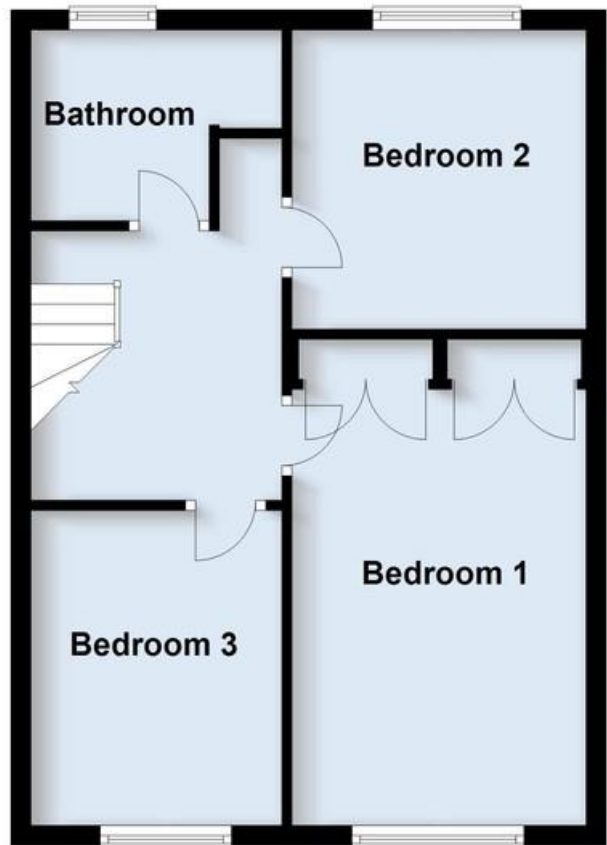
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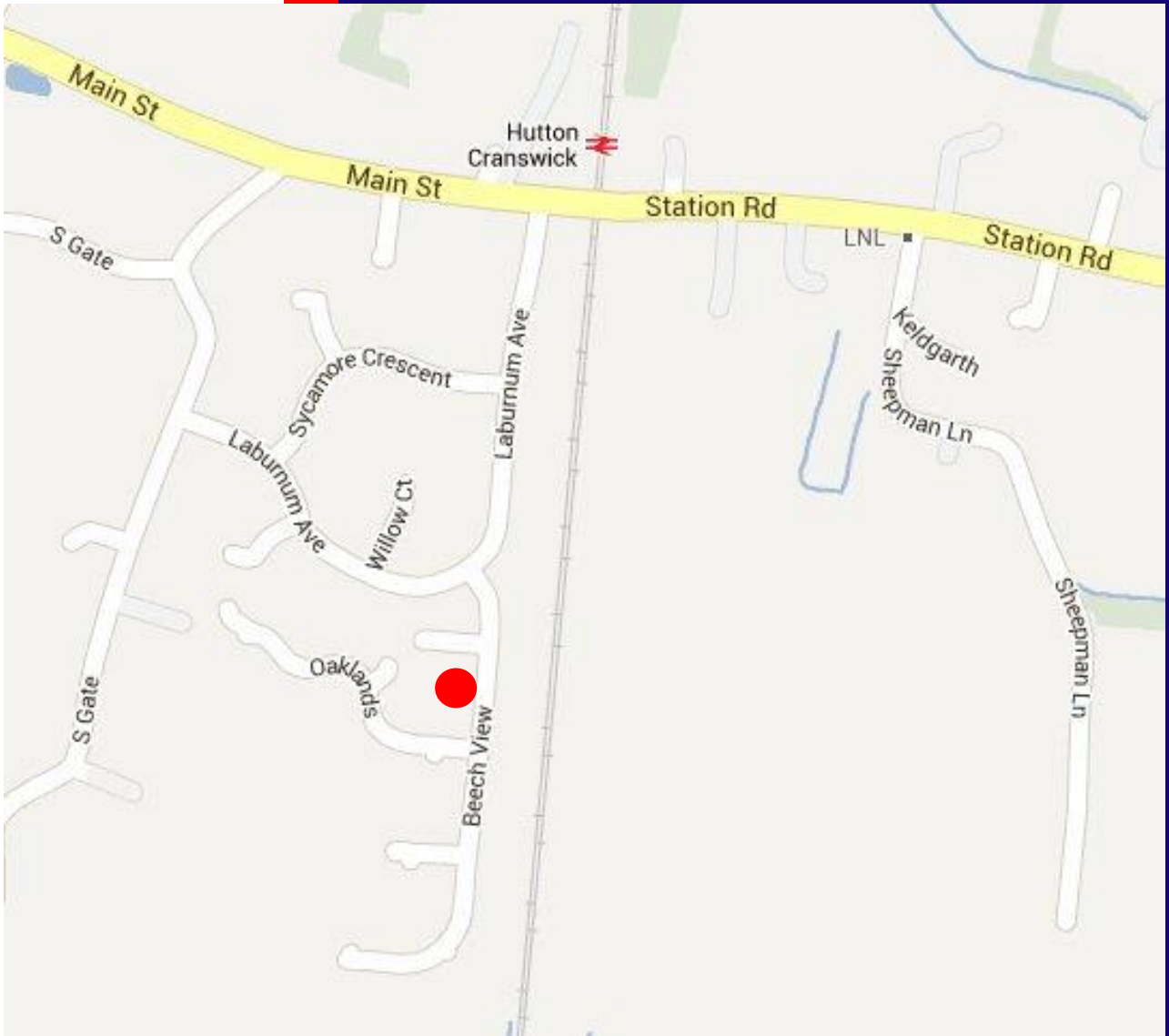
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**Ground Floor**



**First Floor**







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