



35 Sycamore Crescent
Cranswick, Driffield, East Yorkshire YO25 9QJ
Offers over £160,000

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****AFFORDABLE FAMILY HOME****

This spacious three bed semi detached property offers a superb opportunity for the right buyer. In need of some renovation and modernisation throughout, however this property could provide the perfect blank canvas to create a stylish home of your choosing. Internally the property provides well proportioned accommodation over two floors that is hugely versatile and naturally light. Inviting entrance porch leads to a generous open plan lounge/dining room with kitchen, separate utility, cloakroom/w/c and conservatory extension all to the ground floor with three double bedrooms and family bathroom to the first. Externally the property boasts an enclosed garden to the rear, single garage and drive for ample off street parking. Located within the sought after village of Cranswick this property enjoys a variety of amenities to hand plus well regarded primary school, farm shop and transport links via road and rail to neighbouring market towns. Offered to the open market at a competitive price and with the added advantage of no onward chain this home is sure to be in high demand, so early viewing essential.



Porch

Upvc door, window to front elevation, radiator, glass panelled door into entrance, wooden flooring.

Entrance Hall

Wooden flooring continued

Lounge

Wooden flooring, bay window to front elevation, multi fuel log burner inset marble hearth and wooden surround. Radiator, Under stairs storage. TV and telephone point.

Kitchen

Stainless steel sink and drainer, window to rear elevation, storage cupboard, radiator.

Utility

Plumbing for free standing appliances

WC

Low flush WC and wall mounted wash hand basin, tiled to splash back area

Conservatory/Sun Room

A part brick built sun room with windows to rear elevation, radiator.

Landing

Wooden flooring, storage cupboard housing boiler and giving loft access.

Bedroom One

Double room with a double glazed window to front elevation, built in storage cupboards with hanging rails, wooden flooring, radiator.

Bedroom Two

Another double room with a double glazed window to rear elevation and ample space for free standing furniture, wooden flooring, radiator, TV point.

Bedroom Three

A further double room with a double glazed window to front elevation, ample space for free standing furniture, wooden flooring radiator, TV point

Bathroom

Three piece suite with low flush W/C, pedestal wash hand basin, panelled bath, tiling to splash back areas, 2 x opaque double glazed window to rear one wooden, radiator.

External

Good sized plot with fenced boundaries and patio to rear. Mainly laid to lawn to front with pathway and hedged borders, driveway and access into garage.

Garage

With an up and over door, personnel door, power and lighting.

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 Coronavirus - 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 physical 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).







Approximate net internal area: 1053.10 ft² / 97.84 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Least | Very environmentally friendly - lower CO ₂ emissions | Least |
| 105-120 A | | 10-15 A | |
| 80-105 B | | 16-20 B | |
| 65-79 C | | 21-25 C | |
| 50-64 D | | 26-30 D | |
| 35-49 E | | 31-35 E | |
| 20-34 F | | 36-40 F | |
| 5-19 G | | 41-45 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 67 | | 82 |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |