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Chartered Surveyors

**8 Howl Lane
Hutton
YO25 9QA**

Beautiful village location

Elevated position

Lounge with dedicated dining area

Four bedrooms

In need of general updating

Double garage

**Guide Price:
£325,000**



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8 Howl Lane

Hutton

YO25 9QA



Standing in a choice location, this is an appealing detached house in an elevated position providing generous off street parking for multiple vehicles, plus double garage. The accommodation, which includes four first floor bedrooms, dedicated lounge and dining area plus kitchen is in need of general updating however, represents a real opportunity to create what will be a stunning home. Given the size of the plot, there is additional scope for extending the property further.

The rear garden in particular is a real joy beyond which is unspoiled countryside enjoyed by several of the rear facing rooms.

HUTTON

The two separate communities of Hutton and Cranswick are less defined today as the villages have evolved into almost one. Hutton is a small, largely undisturbed settlement with the Church of St. Peter's being its single amenity. This attracts campanologists from far and wide who come to 'ring the changes'. Cranswick is nearby with an excellent range of village amenities, including the railway station.

ENTRANCE HALL

Staircase and full height window overlooking the front of the property. Radiator and a personal door to the garage.

LOUNGE

17' 0" x 11' 10" (5.2m x 3.63m)

A beautifully light and airy room with three large windows, overlooking the rear garden. Feature fireplace with tiled hearth, radiator and coved ceiling. Opening into



DINING AREA

10' 6" x 7' 11" (3.22m x 2.43m)

KITCHEN

10' 9" x 13' 7" (3.3m x 4.16m)

Being fitted with the original kitchen units including base and drawer cupboards with worktops over. Inset stainless steel sink, space and provision for a dishwasher, space and provision for an electric cooker. Double panel radiator. Serving hatch from the dining area. Door leading into:



PORCH

With space and plumbing for automatic washing machine plus door leading out onto the garden.

CLOAKROOM

With low-level WC and pedestal wash basin.

LANDING

With radiator and door giving access to a small balcony with views onto the front garden and Howl Lane.

BEDROOM 1

10' 7" x 17' 0" (3.24m x 5.19m)

A delightful dual aspect room with windows both front and rear. Views onto the garden and beyond. Radiator.



BEDROOM 2

10' 6" x 9' 8" (3.22m x 2.95m)

A rear facing room with views onto the garden and beyond. Built in storage cupboard. Radiator.

BEDROOM 3

9' 9" x 11' 3" (2.98m x 3.44m)

A rear facing room with views onto the garden and beyond. Built in storage cupboard. Radiator.

BEDROOM 4

10' 7" x 9' 10" (3.25m x 3m)

With views onto the front of the property and Howl Lane. Radiator.

BATHROOM

With suite comprising panelled bath, pedestal wash basin, low-level WC fully tiled to walls.



OUTSIDE

This property stands in a commanding position, elevated from the road, accessed over a gravel drive which provides parking for several vehicles.

The drive also leads to a double integrated garage with front facing door. To the rear of the property is a most attractive expanse of south facing garden that is predominately lawned interspersed with planted beds.



CENTRAL HEATING

The property benefits from oil fired central heating to radiators. The boiler also provides domestic hot water.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX BAND

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

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.

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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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

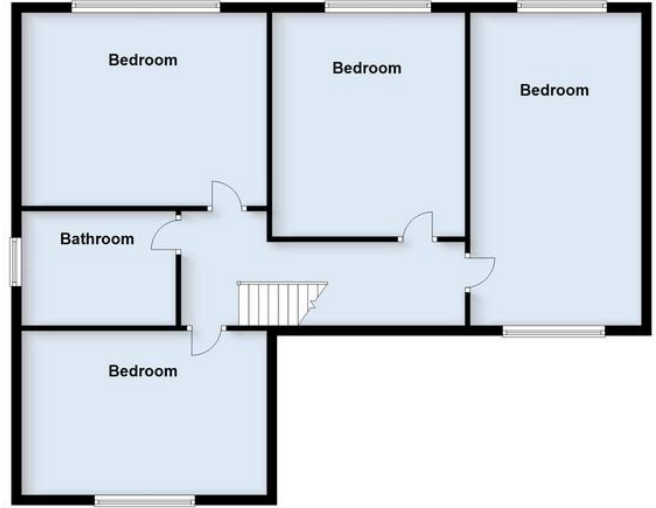
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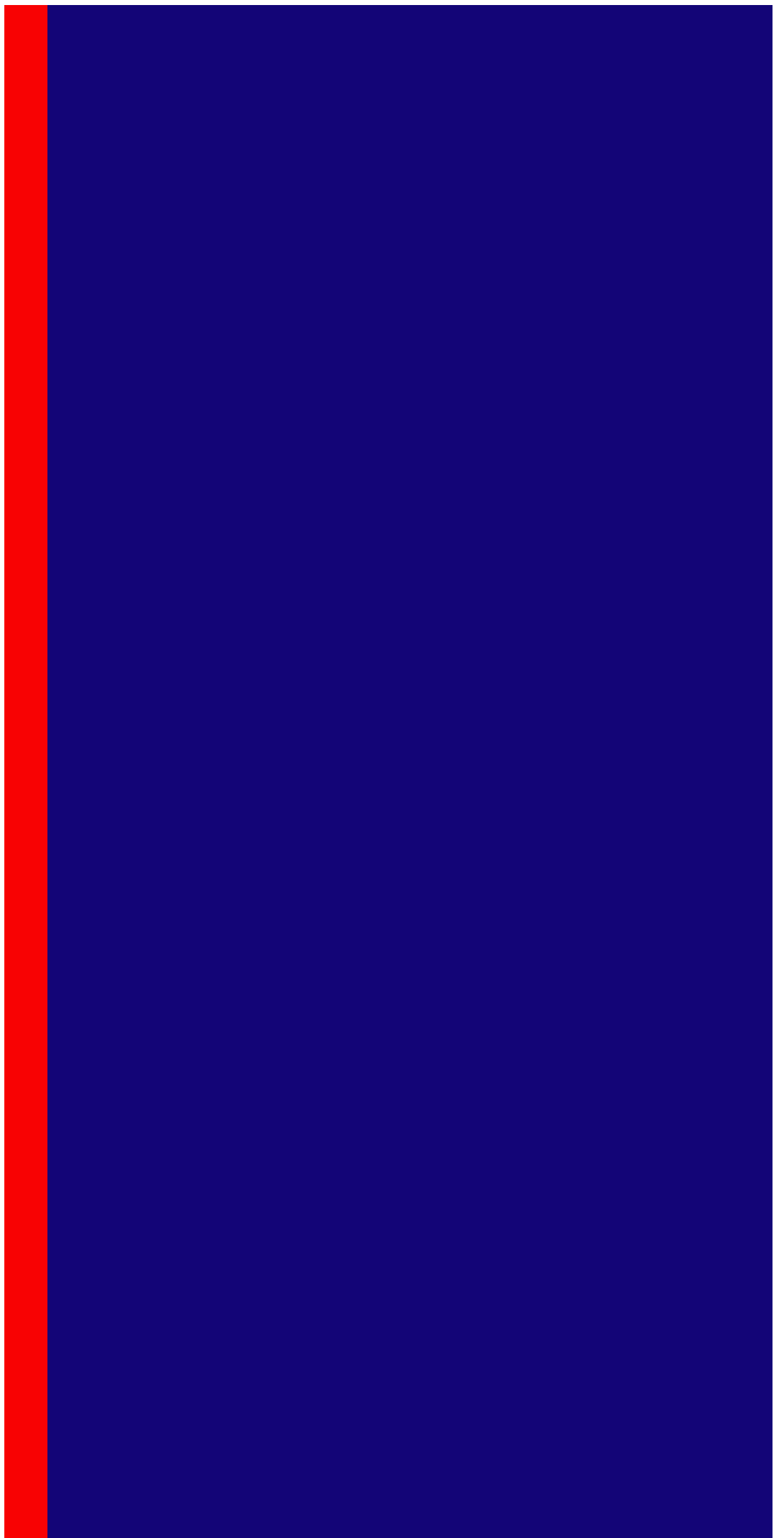
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Ground Floor



First Floor







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