

Ground Floor Building 1

**Dee Atkinson & Harrison**

Approximate total area\*\*  
455.58 sq ft  
42.32 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, see to scale. This floor plan is for illustrative purposes only.

GRAFFIEMO



**Dee Atkinson & Harrison**

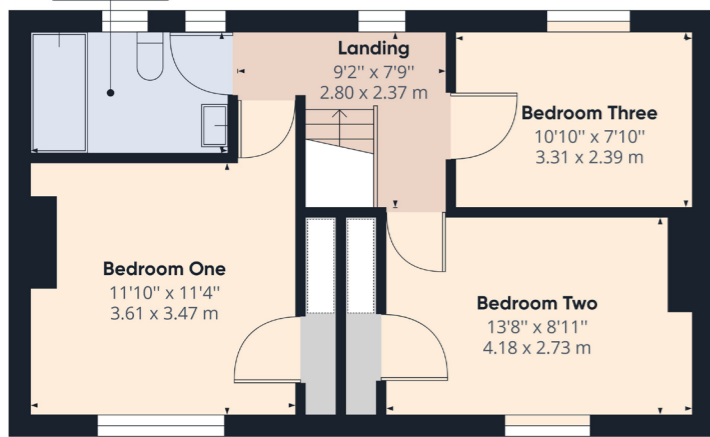
Approximate total area\*\*  
462.05 sq ft  
42.95 m<sup>2</sup>

(\*) Excluding balconies and terraces

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GRAFFIEMO

**Bathroom**  
8'11" x 5'7"  
2.73 x 1.71 m



Floor 1 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£190,000**

**20 Hotham Road,**  
**Hutton Cranswick, YO25 9QW**

**SERVICES**  
Understood to all be connected to mains.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, stairs leading to the first floor landing and power point.

**LOUNGE- 11'10 (3.63m) x 17'0 (5.20m)**

Window to the front aspect, double doors leading to the garden at the rear, open fireplace with surround and stone hearth, storage cupboard, radiator, TV point and power points.

**KITCHEN/DINING AREA- 11'8 (3.57m) x 17'0 (5.21m)**

Window to the front and rear aspect, door leading to the garden to the rear, a range of wall and base units with roll top work surfaces, tiled splash back, Belfast sink, integrated dishwasher, integrated fridge/freezer, Belling Farmhouse electric range cooker, laminated wood style flooring, radiator and power points.

**DOWNSTAIRS CLOAKROOM- 6'1 (1.88m) x 5'9 (1.78m)**

Opaque window to the rear aspect, wall mounted boiler, low flush WC, sink with pedestal and laminated wood style flooring.

**FIRST FLOOR LANDING**

Window to the rear aspect, coving, loft access, radiator and power points.

**BEDROOM ONE- 11'10 (3.61m) x 11'4 (3.47m)**

Window to the front aspect, built in storage cupboard, radiator, telephone

point, TV point and power points.

**BEDROOM TWO- 13'8 (4.18m) x 8'11 (2.73m)**

Window to the front aspect, built in storage cupboard, radiator and power points.

**BEDROOM THREE- 10'10 (3.31m) x 7'10 (2.39m)**

Window to the rear aspect, radiator and power points.

**BATHROOM- 8'11 (2.73m) x 5'7 (1.71m)**

Opaque windows to the rear aspect, three piece suite comprising of:- low flush WC, sink with pedestal, 'P' shaped panelled bath with mixer taps and overhead shower, attachment partially tiled walls, laminated flooring, heated towel rail and extractor fan.

**GARDEN**

Mainly laid to lawn with plant and shrub borders, two separate patio areas ideal for entertaining, garden shed, outside tap and side entrance.

**OUTBUILDING- 9'10 (3.01m) x 8'0 (2.44m)**

Brick outbuilding/storage which has window to the rear aspect, door to the front, plumbing for a washing machine, space for alternative white goods, power and lighting.

**PARKING**

Off street parking for two cars.

# 20 Hotham Road, Hutton Cranswick, YO25 9QW

**DESCRIPTION**

20 Hotham Road in Cranswick is a three bedroom, double fronted mid terrace property. It has been renovated and modernised by its current owners over the years and would make a perfect family home. Tucked away on a quiet road, it boasts a large well maintained garden and countryside views.

This stunning property briefly comprises; entrance hall, lounge, kitchen/dining room, downstairs cloakroom, stairs leading to the first floor hall way, three good size bedrooms, family bathroom, garden, brick out house, shed and gravelled front offering off street parking.

**LOCATION**

The property is located in Hutton Cranswick where there is a large, picturesque village green, reportedly the largest in East Yorkshire with a children's play area and a wildlife pond. The village is very well served by local amenities including a grocery store with Post Office, butchers, hairdressers, public house, recreation facilities, garden centre, farm shop and cafe. There is a well regarded primary school and there are excellent public transport facilities with a train station and regular bus service to Hull and Scarborough.



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