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Chartered Surveyors

**55 Londesborough Road
Hutton Cranswick
YO25 9PL**

Popular residential area
Extended accommodation
Two Bedrooms

Lounge plus fitted kitchen
Attractive plot. Enclosed rear garden
Off-street parking. Garage

**Asking Price Of:
£180,000**



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PROPERTY PROFESSIONALS SINCE 1891

55 Londesborough Road

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Located within a prime residential area forming part of an established village setting and having been extended which greatly enhances the living accommodation, this is a superb semi-detached bungalow on a good sized plot with enclosed gardens to the rear and generous off-street parking along with a single garage.

In short, these properties are scarcely available and highly desirable so an opportunity to purchase this bungalow should not be missed.

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.

ACCOMMODATION

SIDE ENTRANCE

Into:

BREAKFAST AREA

9' 5" x 7' 8" (2.88m x 2.34m)

With sufficient space for a breakfast table and further door onto the rear.



Open plan into:

KITCHEN

9' 5" x 7' 8" (2.89m x 2.34m)

Well fitted with a range of modern kitchen units along with worktops including base and wall mounted cupboards. Stainless steel sink plus electric oven, electric hob and extractor fan. Space and plumbing for automatic washing machine.

Fitted laminate flooring.



INNER HALL

SHOWER ROOM With suite comprising Quadrant style shower area, vanity wash basin and low level WC. Fully tiled around the shower with half tiling elsewhere.



SECOND WC A useful addition to the property being formerly the main entrance and offering a pedestal wash basin and low level WC.



LOUNGE 14' 4" x 10' 9" (4.37m x 3.29m)
With front facing window and feature fire surround with an electric fire in situ. Coved ceiling.



BEDROOM 1

15' 9" x 9' 9" (4.81m x 2.98m)

With rear facing window and built in storage cupboard.



BEDROOM 2

10' 2" x 9' 8" (3.12m x 2.97m)

With rear facing French doors.



OUTSIDE

The property stands on a particularly attractive plot with a wide frontage being partially gravelled and partially lawned. There is side vehicular access which leads to a single garage.

To the side and rear of the property are two separate enclosed areas, one being predominantly gravelled to the side of the property whilst the rear garden features a large timber deck and spindles balustrade and this gives way to a lawned area with gravelled side borders. There is a personal door into the garage.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 59 square metres.

CENTRAL HEATING

The property benefits from electric heating in all rooms.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity, telephone and drainage. Gas available in the village.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

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VIEWING

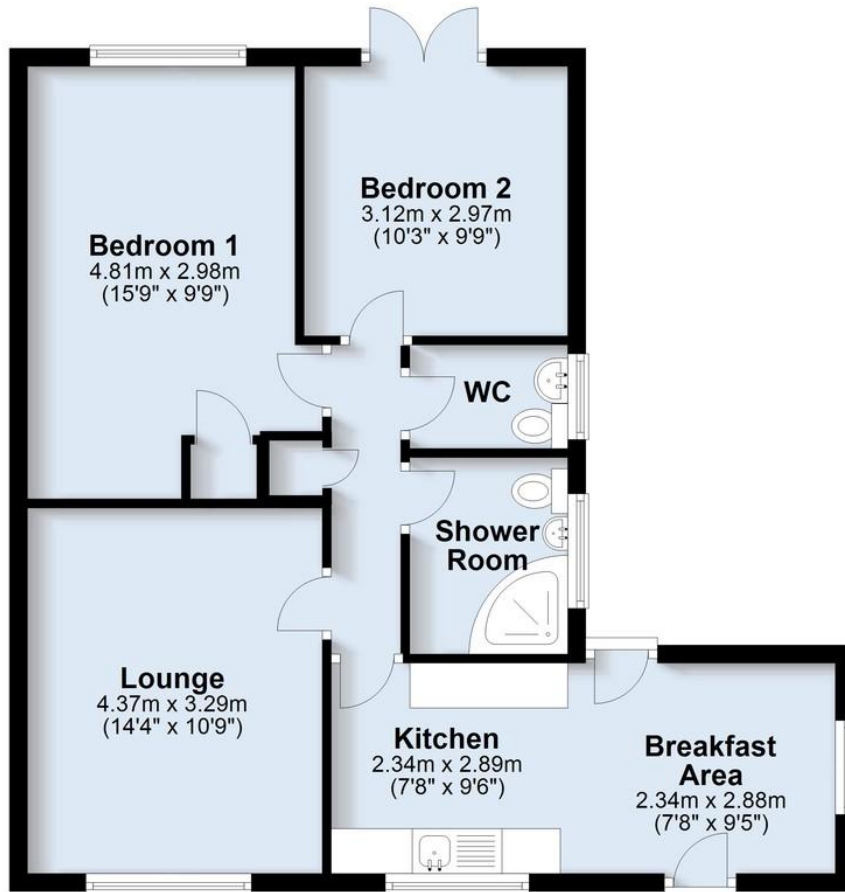
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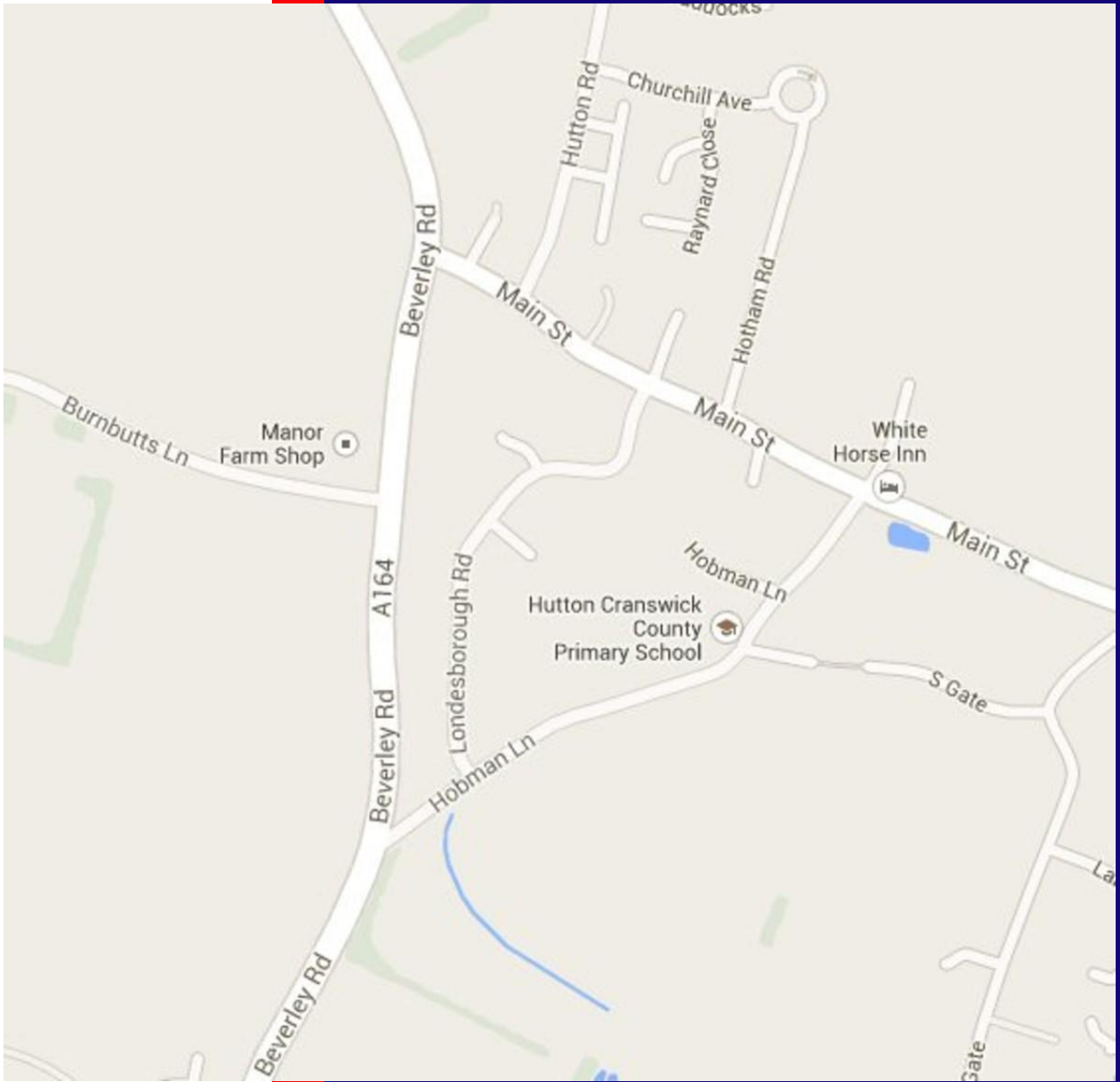
Regulated by RICS

Approximately 59 sq m

(from EPC calculation, this may exclude conservatories)

Ground Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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