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**49 Laburnum Avenue
Hutton Cranswick
YO25 9QH**

3 Double bedrooms

Popular location

Open plan living

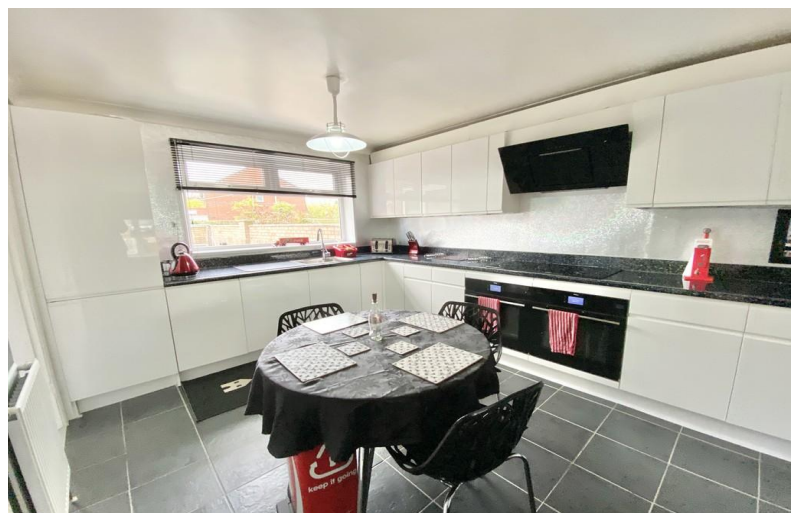
Enclosed garden

Garage

Great for families/First time buyers/investors

Asking Price Of:

£175,000



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49 Laburnum Avenue

Hutton Cranswick

YO25 9QH



An established family sized home which has been fully customised by the vendor to create an outstanding living space. The focal point of this well appointed home is undoubtedly the open plan living room with kitchen area, the kitchen itself being extensively fitted with a modern range of units and the living space having the ultimate in built in storage!

These homes are usually popular by virtue of the three double bedrooms on offer and this is still the case for this property however by reworking the interior, the vendors have undoubtedly improved this further.

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 LOBBY

A useful, spacious entrance to the property featuring ceramic tiled floor.

LOUNGE

18' 6" x 13' 1" (5.65m x 3.99m)

An exceptionally spacious lounge area with large front facing window and full height storage along one wall featuring sliding doors. Ceramic tiled floor, coved ceiling, double panelled radiator and being open plan into:



KITCHEN

11' 9" x 12' 5" (3.59m x 3.8m)

Well fitted along to walls with a modern range of kitchen units featuring handleless doors finished in gloss white and coordinating worktop. Inset stainless steel sink with base cupboard beneath, 2 integrated electric ovens plus 5 ring electric hob. Integrated dishwasher, radiator and staircase leading off (enclosed by a door.)



UTILITY ROOM

11' 6" x 8' 5" (3.52m x 2.59m)

Again, being fitted and featuring a stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine and door to the rear.

FIRST FLOOR

LANDING

A spacious landing with small built-in storage cupboard.

BEDROOM 1

13' 8" x 8' 11" (4.18m x 2.72m)

With front facing window, radiator.



BEDROOM 2

11' 4" x 8' 8" (3.47m x 2.65m)

With rear facing window and built in wardrobes along one wall. Radiator.



BEDROOM 3

9' 4" x 8' 4" (2.86m x 2.55m)

Again, having a front facing window, radiator and large walk in wardrobe.



BATHROOM

With freestanding bath, vanity wash basin and low-level WC, half tiled walls. Shower attachment from the taps and shower curtain around the bath.



OUTSIDE

The property stands back from the road behind its own front garden which is predominantly gravelled and has a walled front boundary. To the rear of the property is an enclosed area of garden featuring a deck with timber balustrade. A gate leads to a communal parking area where there is a private garage.



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.

TENURE

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

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 (TBC)

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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

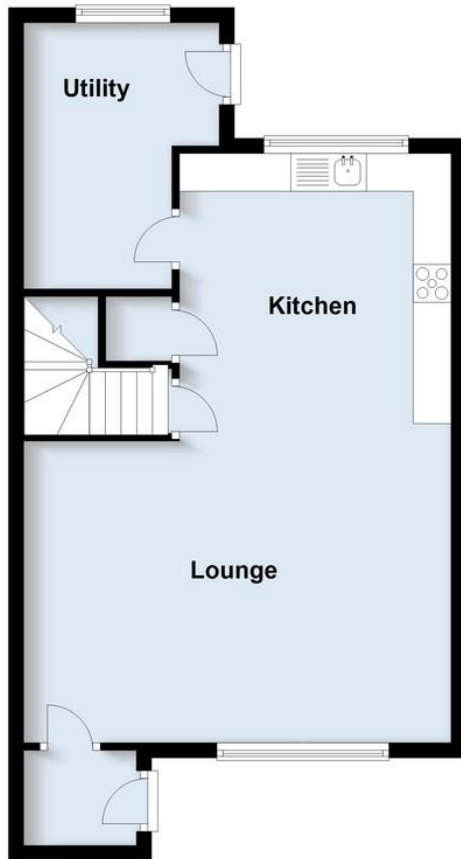
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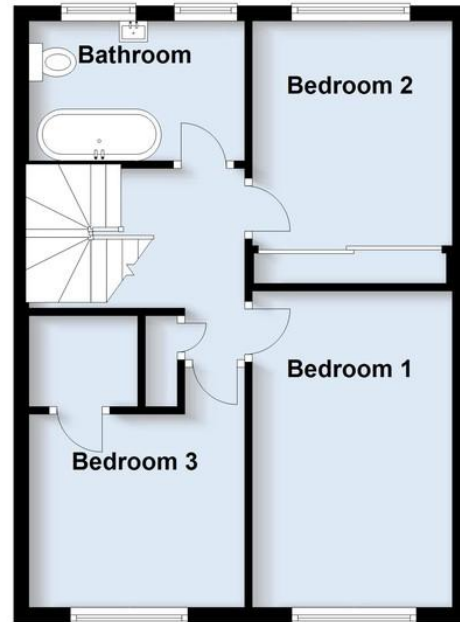
Approximately (TBC)

(from EPC calculation, this may exclude conservatories)

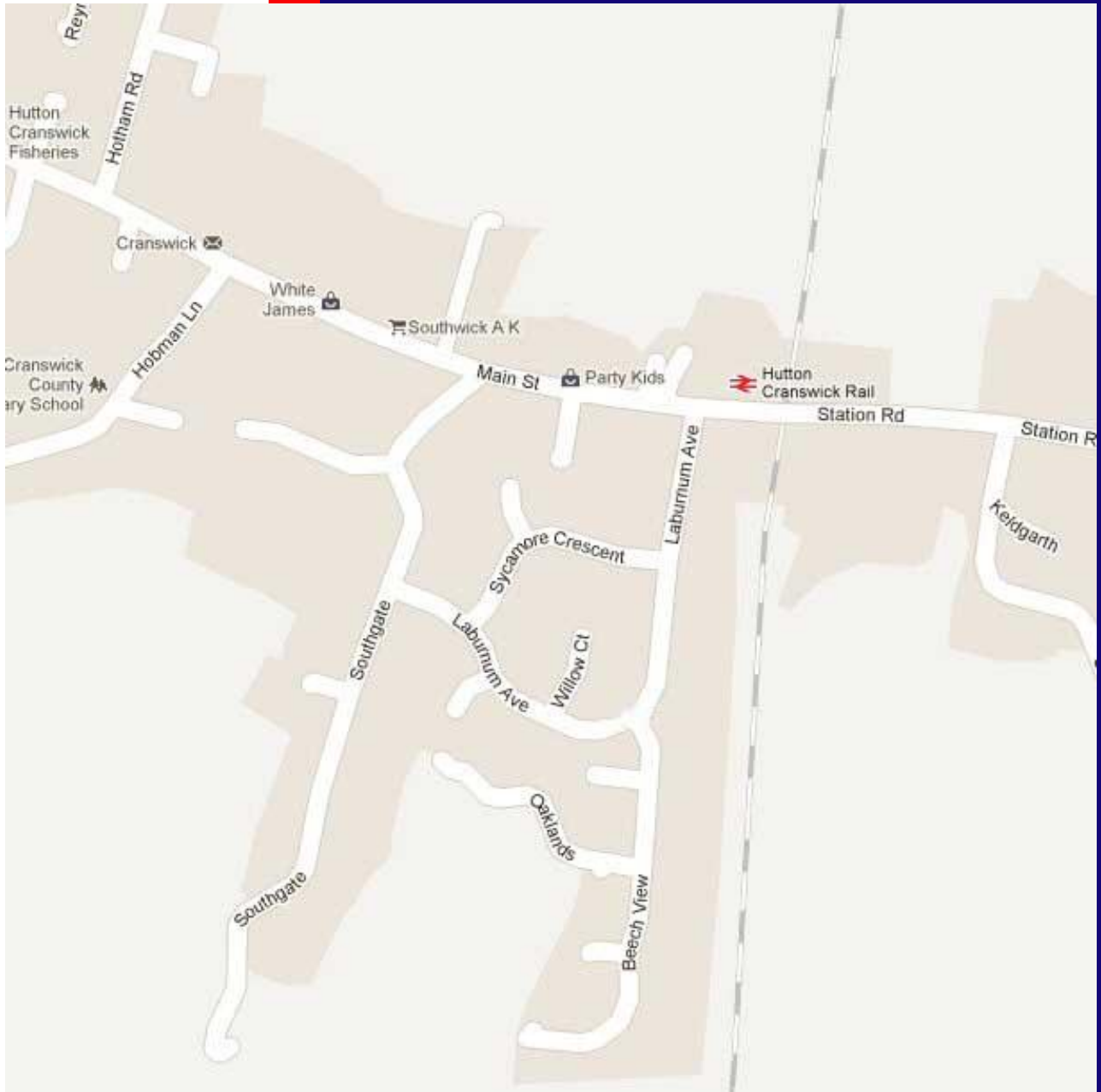
Ground Floor



First Floor



49 Laburnum drive, Cranswick





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