

# Residential



77 Main Street, Hutton Cranswick, Driffield, East Yorkshire, YO25 9QN

**\*GUIDE PRICE: £ 125,000 (plus fees)**



## Description

Occupying a prime location that provides views over the large Village green, this deceptive three-bedroom cottage provides an opportunity to investors and DIY enthusiasts to complete the renovation to either flip for profit, retain for their own occupation, or to add to an investment portfolio. The mainly double-glazed accommodation includes a modern kitchen in a two-storey rear extension, however further modernisation would now be beneficial. The property also enjoys a much larger than average rear garden.

## Location

The property is located in the center of the extremely popular and well-served Village of Hutton Cranswick which is located approximately three miles to the South of the market town of Driffield and 11 Miles North of Beverley. The village offers an exceptional range of amenities including a Spar shop and post office, garage, butchers, farm shop, garden center, primary school, public house, and a Chinese takeaway/fish & chip shop.

## Accommodation:

**Ground Floor:** Living Room, Kitchen

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom

**Outside:** The front of the property faces directly onto the footpath but to the rear is a larger than average sized garden that includes a lawn with borders and a brick garden shed.

## Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

## Viewing

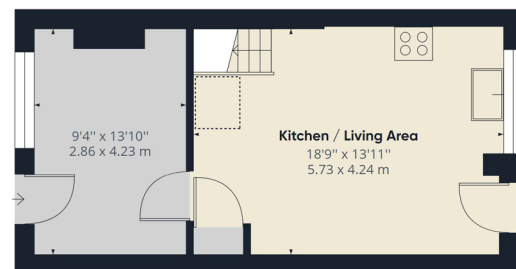
Strictly by appointment with the auctioneers on 0845 400 99 00

**Council Tax:** Council Tax is payable to East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band 'A'.

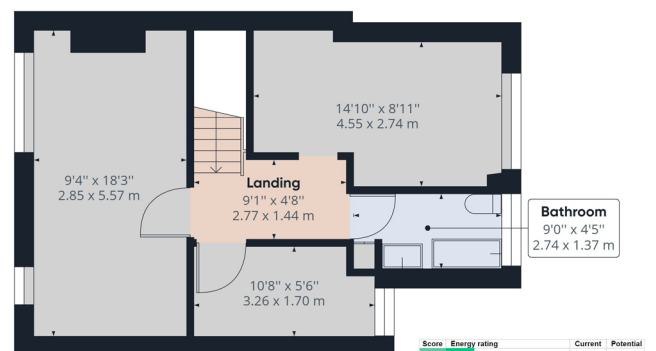
**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected to the property. Mains gas is available in the village but is not connected to the property. None of the services or installations have been tested.

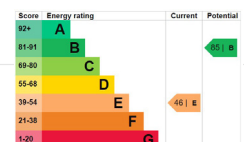
**Solicitors:** Lundy's Solicitors, 17 Exchange Street, Driffield. David Lundy - 01377 252831



Floor 0



Floor 1



## Additional Fees

**Additional Fees (Including VAT) Administration Charge:** The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

**Disbursements -** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Joint Agents:** Dee Atkinson & Harrison. Tel: 01377 241 919

[auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire)

\*Description on Auction Info

Additional Fees and Disbursements will be charged to the buyer - see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures