



Offers In The Region Of **£285,000** **36 Hutton Road, Hutton Cranswick, YO25 9PH**



SERVICES
All connected to mains but have not been tested.

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 'D'.

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 ACCOMODATION COMPRISES:-

ENTRANCE HALL

With uPVC front entrance door, airing cupboard with hot water tank and immersion heater, loft access, thermostat for the central heating and a radiator.

WC

With low flush WC, vanity wash hand basin, single radiator and coving to the ceiling.

LOUNGE

With living flame gas fire within a traditional fireplace, coving to the ceiling, two single radiators, and a TV aerial point.

KITCHEN/DINING AREA

Fitted with a range of wall and base units, glazed display units, inset single drainer sink with mixer tap, four ring ceramic hob, an electric oven, tiled splash back, space for a washing machine, radiator and power points. uPVC side entrance door. Wall mounted gasfired central heating boiler.

BEDROOM ONE

With a single radiator, TV point, and coving to the ceiling.

BEDROOM TWO

With coving to the ceiling, and single radiator.

BEDROOM THREE/DINING ROOM

With sliding patio doors to the garden, coving to the ceiling, and a single radiator.

BATHROOM

With a three-piece bathroom suite comprising:- low flush WC, sink with pedestal, paneled bath with over bath electric shower, single radiator, extractor fan, and coving to the ceiling.

GARDEN

Mainly paved to the front and rear for low maintenance. A private side drive provides off street parking for several vehicles and gives access to the car port and detached single garage 18'1" x 10'2" with up and over door, power, light and personal door.

To the rear is a large patio area, green house, raised borders, and mature fruit trees.



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DESCRIPTION

A deceiving three bedroom bungalow situated in a popular and extremely well-served Village betwixt Driffield and Beverley with just a short walk to an exceptional range of village amenities. Constructed by local developers, Talishire Homes, this design of bungalow rarely comes to the market and when they do, they don't stay available for long.

The gas centrally heated and fully double-glazed property briefly comprises- Entrance hall, WC, large lounge, kitchen/diner, three double bedrooms with the option to use one as a dining room, bathroom, low maintenance garden, carport, and a single garage.

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 pond. The village is very well served by local amenities including a grocery store and post office, butchers, hairdressers, public house, recreation facilities, garden centre and farm shop. The school is very well regarded and there are excellent public transport facilities with a train station and regular bus service to Beverley and Driffield.

