

## Residential



### 9 Piper Road, Hutton, East Yorkshire, YO25 9YY

**\*GUIDE PRICE: £250,000 - £275,000 (plus fees)**



Offered at an extremely realistic guide, this three-bedroom true bungalow has been well maintained since it was constructed by Talishire Homes Ltd of Beverley, however, it would now benefit from some basic cosmetic improvements, and has been priced to more than reflect the cost of carrying them out. The bungalow has been improved to include UPVC double glazing, as well as energy-efficient, electric radiator heating. The spacious design offers the flexibility for use as either a two-bedroom with a separate dining room or a straight three-bedroom if preferred.

#### Location

Hutton is a small, largely undisturbed, settlement with the Church of St. Peter's being its single amenity, however, the larger almost adjoining village of Cranswick has an excellent range of village amenities, including the railway station. A regular bus service is also available on Beverley Road.

#### Accommodation

Ground Floor: Entrance Hall, Cloakroom, Living Room, Dining Kitchen, Bedroom one, Bedroom two, Bedroom Three, Shower room.  
Outside: A concrete driveway gives access to the detached single garage. To the rear of the property is an enclosed area of garden, featuring paved patio, lawn and side borders.

#### Services

Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

#### 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 'D'.

**Solicitors:** Williamsons Solicitors, Times House, Mill Street, Driffeld

**Tenure :** Freehold

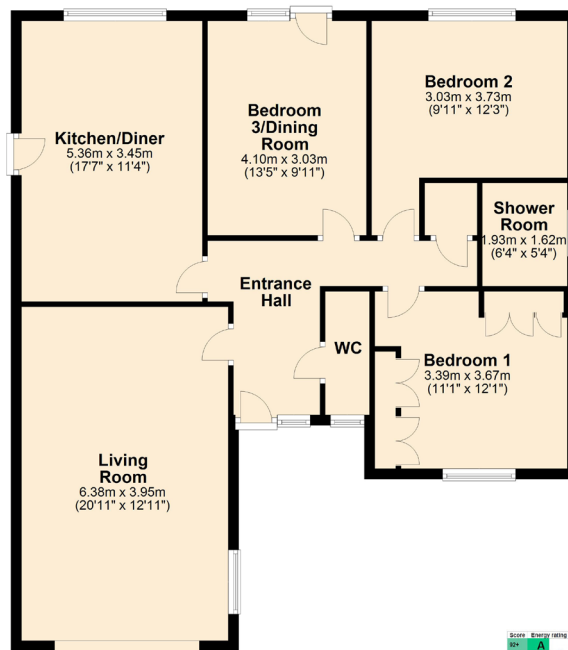
**Joint Agent :** Dee Atkinson & Harrison, 56 Market Place, Driffeld East Yorkshire YO25 6AW Tel : 01377 241 919

#### 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.

#### Ground Floor

Approx. 100.2 sq. metres (1078.9 sq. feet)



Total area: approx. 100.2 sq. metres (1078.9 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.



#### Viewings :

Strictly by appointment with the auctioneers on 0845 400 9900

#### Additional Fees

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) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

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