

# Residential



## 89 Main Street, Hutton Cranswick, East Yorkshire, YO25 9QY

**\*GUIDE PRICE: £180,000 - £200,000 (plus fees)**



This nicely presented village home is set in the heart of Hutton Cranswick with views over the village green. The property has been enhanced and upgraded by the current owner to create a super-family home that would also be an excellent addition to an investment portfolio. The fully uPVC double property has recently benefited from a new boiler and central heating system as well as having a bathroom refit and offering a modern kitchen. Offered for sale by online auction at an attractive guide price it is one that must be viewed to appreciate the qualities.

### Location

The focal point of this delightful village is the large expanse of well maintained village green, where in addition to the pond with its seating area, is a War Memorial and a childrens playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butchers shop, public house, garden centre, farm shop, chinese and fish and chip shop/takeaways, primary school, bus and trains services are also available.

### Accommodation

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, WC.

First Floor: Landing, Bedroom one, Bedroom two, Bedroom Three, Bathroom.

Outside: A concrete and gravelled driveway provides space for two cars and gives access to the garage. Rear garden is mainly laid to lawn with paving and securely fenced boundaries.

### Services

All mains services 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 'B'.

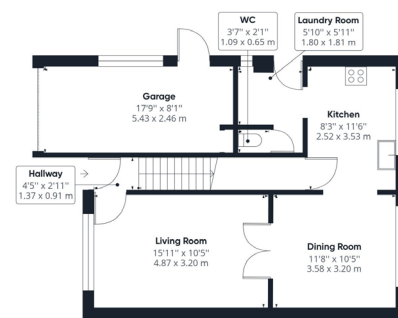
**Solicitors:** Williamsons Solicitors, 8-10 Quay Road, Bridlington, YO15 2BG

**Tenure:** Freehold

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

### Legal Pack

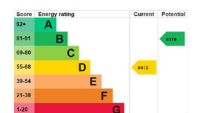
A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) and 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



Floor 1



### 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.