

Approximate total area⁽¹⁾
907.01 sq ft
84.26 m²

Reduced headroom
14.86 sq ft
1.38 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.9m @ 2.2m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIRAFES30

Ground Floor



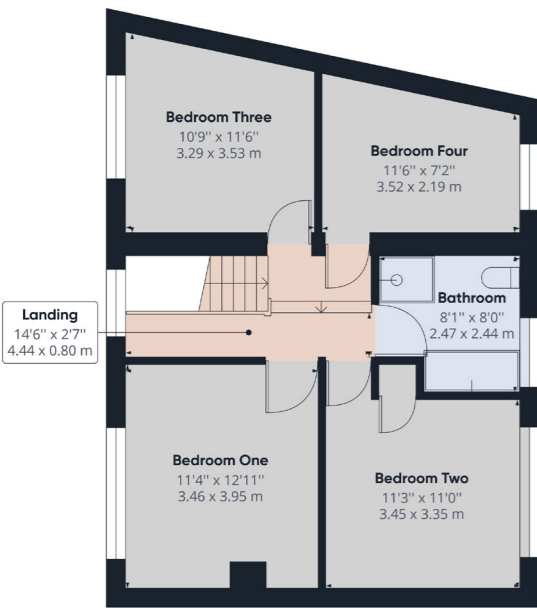
Approximate total area⁽¹⁾
607.75 sq ft
56.46 m²

(1) Excluding balconies and terraces

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DIRAFES30

Floor 1



Score 92+

81-91

69-80

55-68

39-54

21-38

1-20

Current

Potential

61 D

74 C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Offers In The Region
£385,000

2 The Green,
Hutton Cranswick, YO25 9QU

SERVICES
Understood to all be connected to mains.

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 'C'.

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 ACCOMMODATION COMPRISES:

ENTRANCE HALL

Oak door to the front aspect, understairs cupboard, stairs leading to the first floor landing, tiled flooring, radiator and power points.

LOUNGE- 12'0 (3.67m) x 12'11 (3.95m)

Window to the front aspect, open fire with original tiled surround and hearth, recently renovated original floorboards, radiator, TV point and power points.

KITCHEN/DINER/LIVING AREA- 20'4 (6.21m) x 19'3 (5.87m)

Spacious and light area which has sliding doors and velux windows to the rear aspect, a range of wall and base units, tiled splash back, integrated dishwasher, granite counter top with inset sink, electric hob, electric oven, extractor hood, tiled flooring with underfloor heating, TV point and power points.

UTILITY ROOM- 10'1 (3.07m) x 7'10 (2.41m)

Window to the side aspect, door to the rear aspect leading to the garden, worktop with space underneath for white goods, Belfast sink with mixer taps, tiled splash back, tiled flooring, radiator and power points.

CLOAKROOM

Opaque window to the rear aspect with tiled windowsill, low flush WC, sink with pedestal and tiled splash back, tiled flooring and extractor fan.

FIRST FLOOR LANDING

Large window to the front aspect overlooking The Green, fitted carpets and power points.

BEDROOM ONE- 11'4 (3.46m) x 12'11 (3.95m)

Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 11'3 (3.45m) x 11'0 (3.35m)

Window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 10'9 (3.29m) x 11'6 (3.53m)

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 11'6 (3.52m) x 7'2 (2.19m)

Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 8'1 (2.47m) x 8'0 (2.44m)

Opaque window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps and over head shower attachment, walk in fully tiled shower cubicle, tiled flooring, heated towel rail, extractor fan and shaving point.

INTEGRAL GARAGE- 17'0 (5.20m) x 11'10 (3.61m)

Up and over door with rear pedestrian door, wall mounted combi boiler, power and lighting.

GARDEN

The property enjoys a south facing garden which is mainly laid to lawn, planted shrub and flower borders, mature fruit tree, beautiful patio area including vaulted integral gazebo with electric points and lights, perfect for barbequing and outdoor entertaining.

2 The Green, Hutton Cranswick, YO25 9QU

DESCRIPTION

Coming on to the market with no onward chain, this immaculately finished four bedroom semi-detached house is located in one of the most desirable villages. Two The Green sits on a beautiful plot offering panoramic views across the village green to the front aspect and extensive accommodation internally. Perfect for a growing family, viewings are a must to fully appreciate this gorgeous and rare to the market property!

The property briefly comprises:- spacious entrance hall, lounge, open plan kitchen/diner/living area, utility room, downstairs cloakroom, first floor landing with four double bedrooms, family bathroom, integral garage, large garden to the rear, garden to the front aspect and off street parking.

LOCATION

The focal point of this delightful village is the large attractive well-maintained village green, where in addition to the pond, with its seating area, there is an extensive children's 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, butcher's shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school. Bus and trains services are also available.



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