

SERVICES
Mains water, drainage, gas and electricity are connected to the property. Central heating is provided from a Gas fired boiler.

TENURE
The property is held under freehold title with vacant possession on completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

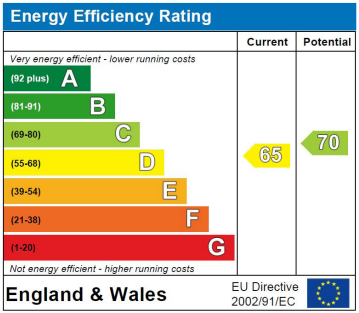
VIEWING
Strictly by appointment with the sole agents on 01377 241919.

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.



Offers Around
£275,000

Beswick Cottage,
Church Street,
Hutton



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Beswick Cottage, Church Street, Hutton, YO25 9YW

DESCRIPTION

Situated in a most attractive position within the Village conservation area this tastefully converted single storey barn provides highly individual accommodation of great character and charm. The centrally heated and double glazed property features exposed beams to vaulted ceiling and is a must for viewing. Every room is generously proportioned, light and characterful. The outside space offers a manageable courtyard garden and off street parking for two cars. With no upward chain it is a must for viewing.

LOCATION

Hutton Cranswick is situated on the A164 and has an excellent range of amenities and facilities including a public house, butchers, garden centre, hairdressers, two garages, farm shop, primary school, playgroup, church, village store and sports field. The village also has excellent rail and road connections to the nearby towns of Driffield, Beverley and Bridlington and beyond to the City of Hull.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With Oak laminate flooring, double radiator, vaulted ceiling and door to:

CLOAKROOM

With dual flush low level WC, half pedestal wash hand basin, single radiator, Oak laminate flooring, extractor fan and useful high level storage area.

LIVING ROOM

A very nicely proportioned room featuring a vaulted ceiling with exposed original beams and providing attractive views down the village and on to the rear courtyard. A Jotul log burner with exposed flue and log recess beneath stands on a slate hearth and creates the main focal point of the room. Television aerial point, two double radiators, telephone point and French door to the patio.

KITCHEN

Fitted with an excellent range of modern shaker style kitchen units including base, wall and larder cupboard, plumbing for automatic washing machine and dishwasher, Rangemaster Toledo electric double oven, warming cupboard and five ring ceramic hob, extractor canopy, double radiator, ceramic tiled floor, vaulted ceiling with original beams, space for standing a fridge/freezer, dining area and French door to the patio.

LOBBY

With thermostat for the central heating, smoke detector and low voltage spot lights.

BEDROOM ONE

With television aerial point, fitted wardrobes providing hanging and storage space, telephone point, exposed beams and featured low voltage spot lighting.

BEDROOM TWO

With exposed beams, double radiator, built-in wardrobe, television aerial point and feature spot lights.



BATHROOM

With four piece suite including large floor standing double ended bath, corner shower cubicle, dual flush low level WC, pedestal wash hand basin, ladder style heated towel rail, mainly tiled walls, ceramic tiled floor, electric shaver point, extractor fan and halogen spot lights.

OUTSIDE

Immediately to the rear of the property is an attractive low maintenance courtyard garden surrounded by a brick wall and including a paved patio, dwarf brick walls with slightly raised well stocked borders and Indian stone path.

Beyond the garden lies the designated hard standing for a single vehicle and space for parking an additional vehicle behind. The gravel access drive serves three properties.