



**Ulllyotts**  
Chartered Surveyors

**3 The Olde Cross Keys  
Cranswick  
YO25 9QR**

Great starter or second home  
Updated and modernised  
Competitive price

Parking  
One bedroom  
'Statement' lounge and kitchen

**Asking Price Of:  
£78,000  
NO CHAIN**



01377 253456

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# 3 The Olde Cross Keys

**Cranswick  
YO25 9QR**



As it's name suggests, this property forms part of what was once one of the village Public houses. As a residential property, it has been inverted to great effect and now offers a quite stunning first floor lounge and kitchen area which is superbly appointed and includes a wealth of features, fixtures and fittings.

A bedroom with en-suite is on the ground floor and, in addition, there is allocated parking.

It would be a surprise to find a similar home offering such value in this very popular village.

## **CRANSWICK**

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial.

The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.

## **ACCOMMODATION**

### **ENTRANCE HALL**

With staircase leading off.

### **BEDROOM**

15' 10" x 12' 0" (4.83m x 3.66m)

Large double wardrobe. Fitted laminate flooring. Radiator.



Access into:

### **EN-SUITE SHOWER ROOM**

With modern shower enclosure featuring wet wall finish and plumbed-in shower. Attractive white tiling to part of the walls, pedestal wash hand basin and low level WC plus chrome heated towel rail. Electric shaver point.



## FIRST FLOOR

### LOUNGE/KITCHEN

15' 8 [max]" x 15' 6" (4.78m x 4.72m)

With feature laminate flooring and been fitted along two walls with a range of modern kitchen units featuring Shaker style doors finished in grey with chrome style knobs and a timber effect worktop. Inset sink with single drainer and swan neck mixer tap and integrated appliances including electric oven plus gas hob with extractor hood over. Attractive ceiling spotlights. Radiator.



This room also has a dual purpose doubling up as a spacious lounge with external views.

### OUTSIDE

The subject property is located to the rear of this building and provides a block paved parking area.

### CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

### SERVICES

All mains services connected.

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

### WHAT'S YOURS WORTH?

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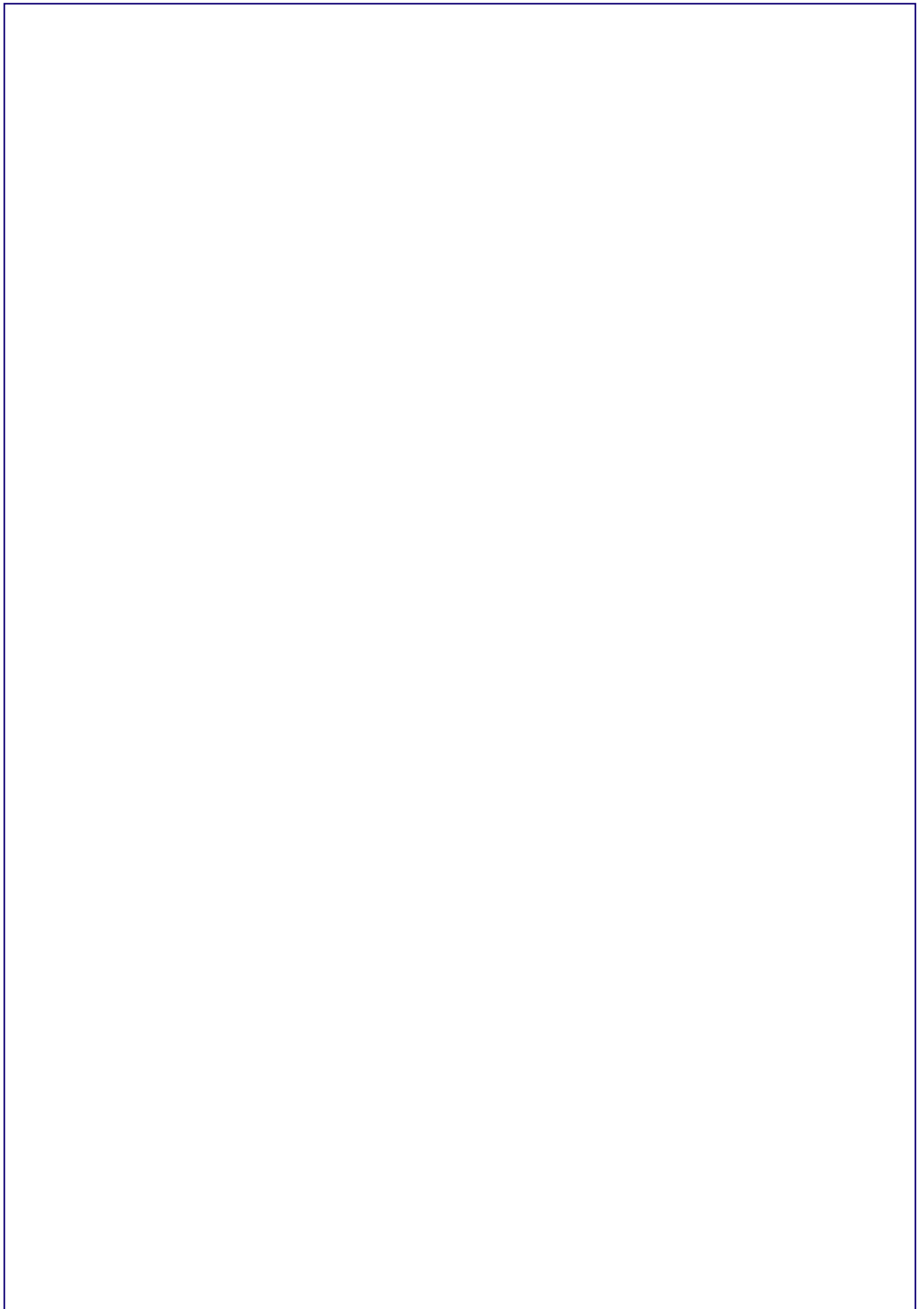
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\*by any local agent offering the same level of service.

### VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

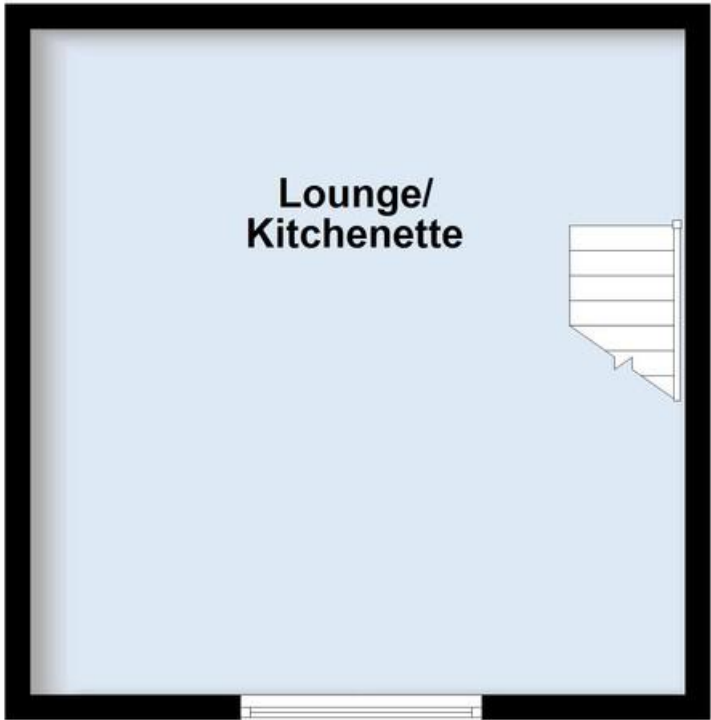
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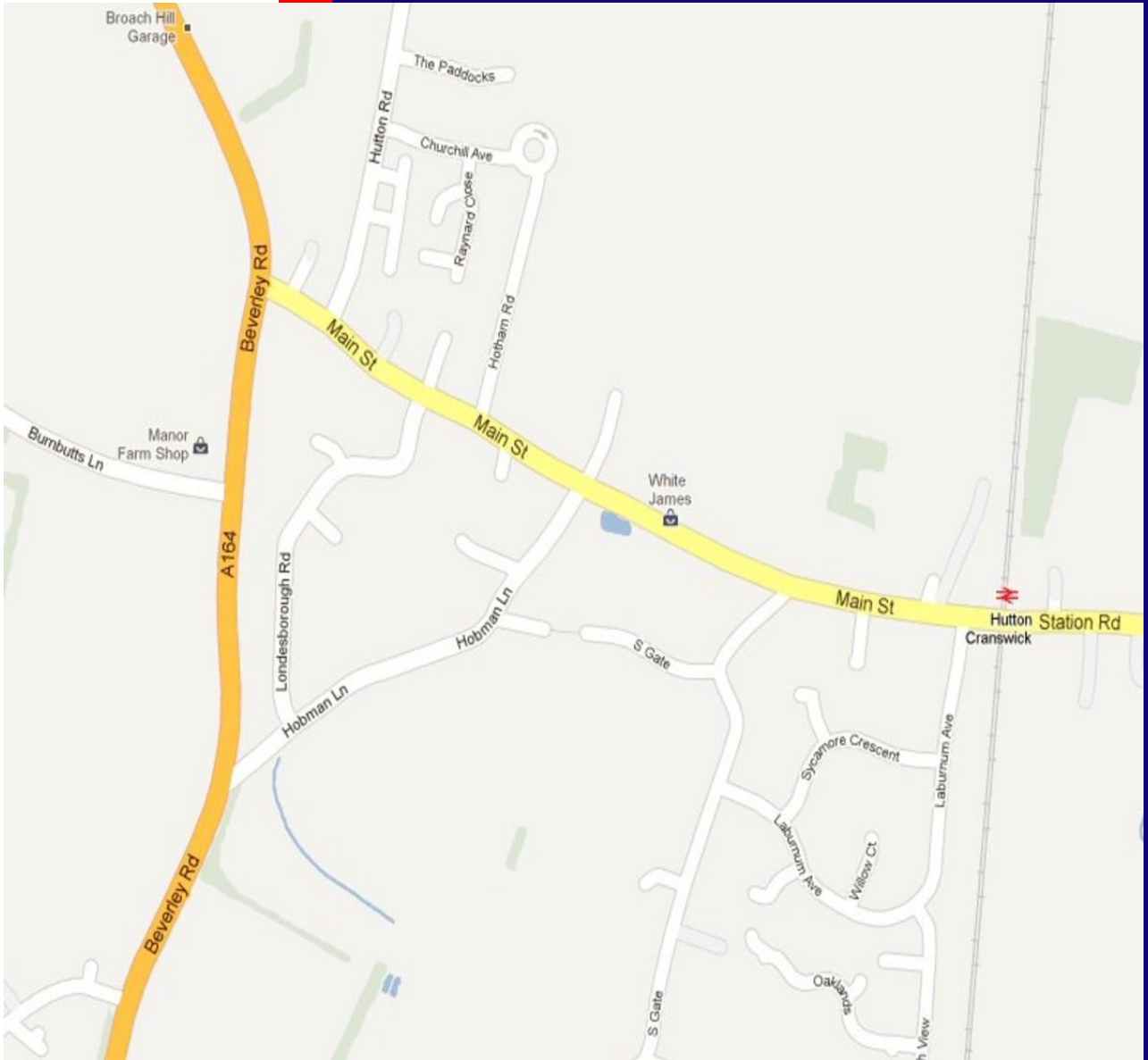


**Ground Floor**



**First Floor**







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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