



QUICK & CLARKE
The Property Specialists

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12 Mill Street, Hutton, Driffield YO25 9PU
£495,000

- Four bed/three bath
- Extremely high specification
- Beautiful bespoke design
- Immaculately presented throughout
- Off-street parking & garage
- Excellent village location
- EPC Rating: B

THE PROPERTY

A stunning modern house with an extremely high specification and finished to an exceptionally high standard. Beautifully presented and meticulously looked after, the property has a fantastic light, bright and warm feel representing the pinnacle of contemporary village living. Boasting four double bedrooms, two with stunning en-suite bathrooms, the house is well proportioned throughout and boasts a breathtaking kitchen spec'd to a level which will be the dream of any chef.

LOCATION

The property is located on Mill Street in Hutton which lies in an elevated position just off the main B1249 Beverley to Drifffield road.

Hutton is a popular and attractive village adjoining Cranswick which has an extensive range of amenities including public house, shops and its own primary school. There are excellent road links to the surrounding areas and the village lies on the main Scarborough to Hull railway line. The nearest town is Drifffield which is centrally situated within very convenient access of the coast (12 miles), Beverley (9 miles), Malton (15 miles), Hull (20 miles). The town itself benefits from an excellent range of shopping facilities with major high street chains including Tesco, Boots, Superdrug, Iceland and Wilkinsons being supplemented by more individual local shops.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

26'10" x 8'8" (8.18m x 2.64m)

A generously sized light, bright and airy entrance hall having an oak effect composite security door with glass panel. Oak glass panelled doors leading into the reception rooms and breakfast kitchen increase the level of light and an engineered oak floor continues through into the kitchen, utility room, downstairs cloakroom and dining/sitting room. A complementing locally crafted oak staircase leads to the first floor accommodation with a window to the side aspect.

LIVING ROOM

16'5" x 16'1" (5.00m x 4.90m)

A fabulously proportioned room, the focal point being a stunning contemporary wood burning stove with exposed flue and beautiful stone tiled back. Wide French doors open onto the rear garden with windows either side and there is a further window to the side elevation. Double glass panelled oak doors lead through into the breakfast kitchen.

BREAKFAST KITCHEN

20'8" x 14'4" (6.30m x 4.37m)

A stunning and extremely highly specified handleless Nobilia German kitchen designed by 'I Love Kitchens' of Cherry Burton with ivory matt and light oak fronts and complementing work surfaces with matching upstand, beautiful matching centre island, composite one and a half bowl sink and drainer. All the appliances are Siemens and include an integrated tall fridge, separate integrated freezer, three multi-function ovens, one being a steam oven/microwave, wide induction hob with contemporary extractor over and integrated dishwasher which projects the running time onto the flooring, under counter lighting and French doors leading out onto the rear garden.

UTILITY ROOM

7'8" x 7'11" (2.34m x 2.41m)

Wall and base storage units to match those of the kitchen, space and plumbing for washing machine and tumble dryer, and composite glass panelled door leading out onto the side of the property.

CLOAKROOM

Two piece sanitary suite comprising vanity hand wash basin and close coupled w.c.

DINING ROOM/SITTING ROOM

18'2" x 12'2" (5.54m x 3.71m)

A beautiful room offering flexibility of use positioned to the front of the property, with two windows.

FIRST FLOOR

LANDING

Access to the loft and window to the side elevation.

BEDROOM 1

17'2" x 15'7" (5.23m x 4.75m)

A very generously sized principal bedroom with French doors opening onto a Juliet balcony overlooking the rear garden.

EN-SUITE BATHROOM

7'11" x 5'10" (2.41m x 1.78m)

A beautiful modern three piece sanitary suite comprising close coupled w.c., wall hung vanity unit with recessed hand wash basin, bath with tiled panel which matches the fully tiled walls and thermostatic shower valve over, inset mirror and window to the front elevation.

BEDROOM 2

16'2" x 11'2" (4.93m x 3.40m)

A further generously sized double bedroom with French doors opening onto a Juliet balcony overlooking the rear garden.

EN-SUITE SHOWER ROOM

7'5" x 4'8" (2.26m x 1.42m)

Three piece sanitary suite comprising walk-in shower with frameless shower screen, vanity unit with semi-recessed hand wash basin and close coupled w.c., ceramic tiles to wall and porcelain tiled floor, chrome heated towel rail and large wall mounted mirror.

BEDROOM 3

12'3" x 10' (3.73m x 3.05m)

Window to the front elevation.

BEDROOM 4

12'7" x 7'8" (3.84m x 2.34m)

Currently used as a study, with window to the front elevation and airing cupboard shelved out and with electric chrome heated towel rail.

BATHROOM

10'7" x 8'3" (3.23m x 2.51m)

A stunning bathroom with a contemporary four piece sanitary suite comprising freestanding bath, vanity unit with porcelain recessed hand wash basin, close coupled w.c., shower cubicle with thermostatic shower valve, chrome heated towel rail, fully tiled walls with feature stone tiling behind the bath and matching tiled floor. Window to the front elevation.

OUTSIDE

The property is set back from the road, with a dwarf wall having wrought iron railings. The front garden is block sett and provides ample parking for a number of cars. There are lights to both the front and rear, the front being on dusk to dawn sensors, and exterior sockets to both front and rear.

GARAGE

16'9" x 13' (5.11m x 3.96m)

A generously sized garage with modern insulated electric door and mounting on the wall for Ideal Standard boiler which is 5 years old with the balance of a 10 year warranty. The garage is supplied with light and power.

REAR GARDEN

The attractive rear garden has a patio area adjacent to the rear of the house with two steps leading up to the garden. Within the garden there is a shaped lawn and gravelled sun terrace. The mature hedged fenced perimeter provides a good level of privacy and there is a raised flower bed built out of reclaimed sleepers. To the rear of the property there is a timber shed with steel roof built of housing grade timber which could be insulated further to create a superb garden room or home office. Access can be gained to the rear garden down the side of the property.

SERVICES

All mains services are available or connected to the property. The property also has the benefit of Cat5 cabling into every room and the living room has multiple sockets plus a separate lighting circuit for lamps.

CENTRAL HEATING

The property benefits from a dual zone gas fired central heating system with stored hot water.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are

available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.