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**36 Oaklands
Hutton Cranswick
YO25 9RN**

Delightful family home

Three bedrooms

Attractive cul-de-sac setting

Side drive and garage

Well appointed throughout

Solar PV

**Asking Price Of:
£210,000**



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36 Oaklands

Hutton Cranswick

YO25 9RN



Located within a modern cul-de-sac setting comprising a variety of property styles, this is a delightful and spacious three bedroom family home in one of the areas most popular villages. Offering accommodation which includes two reception rooms plus well fitted kitchen and three good sized bedrooms on the first floor with family bathroom. There is a single garage plus ample parking outside plus rear garden.

An additional feature is the solar PV system which provides a proportion of the electrical requirements of the property plus feed in tariff.

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.

ENTRANCE HALL

CLOAKROOM WC

Low level WC, pedestal wash basin.

LOUNGE

12' 7" x 14' 7" (3.85m x 4.45m)

An attractive front facing room, coved ceiling and decorative pine fire surround.



DINING ROOM

11' 10" x 9' 2" (3.61m x 2.8m)

With fitted laminate flooring, coving to ceiling and French doors leading onto the rear garden.



KITCHEN

10' 7" x 8' 7" (3.24m x 2.63 m)

Extensively fitted along three walls with an attractive range of kitchen units finished with Shaker style light oak doors including base and wall mounted cupboards. Integrated appliances include electric oven, gas hob with extractor over and inset sink with mixer tap. Space and plumbing for a dishwasher space and plumbing for an automatic washing machine.



LANDING

With spindled baluster.



BEDROOM 3

8' 9" x 9' 2" (2.67m x 2.81m)



BEDROOM 1

9' 7" x 14' 7" (2.94m x 4.46m)



BATHROOM

White P shaped bath with shower over and curved glass screen. Low-level WC and pedestal wash basin.



BEDROOM 2

8' 8" x 10' 8" (2.65m x 3.27m)



OUTSIDE

The property stands back from the road behind an expanse of open plan predominantly lawned garden. There is a flagged drive which provides off street parking and leads to a single garage with roller door. To the rear of the property is an expanse of garden which comprises a raised deck immediately to the rear of the house which gives way to a lawned area plus paved patio.



SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'

Further information may be available upon request.

CENTRAL HEATING

The property benefits from 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.

SERVICES

All mains services are available at the property.

TENURE

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

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

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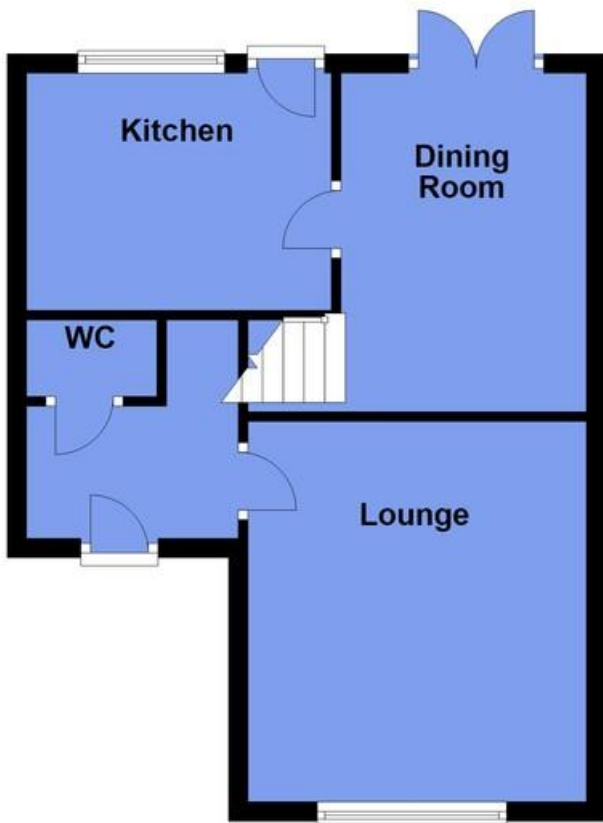
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VIEWING

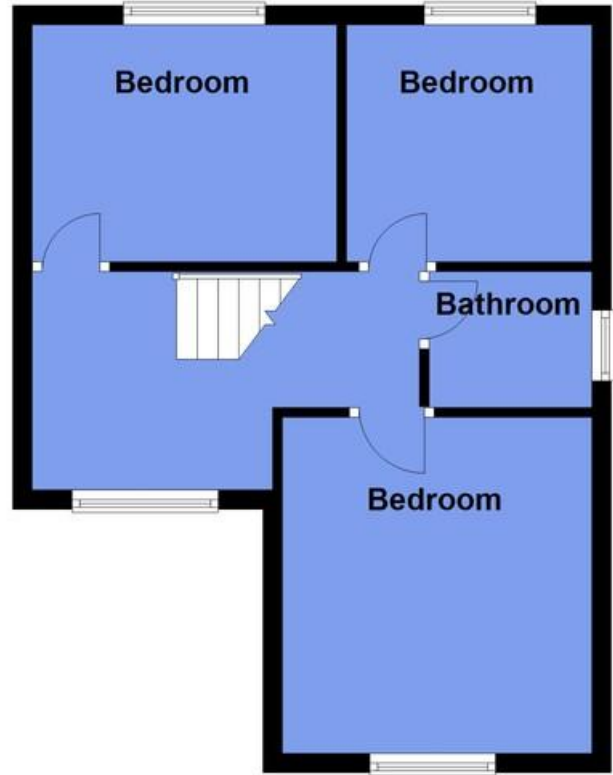
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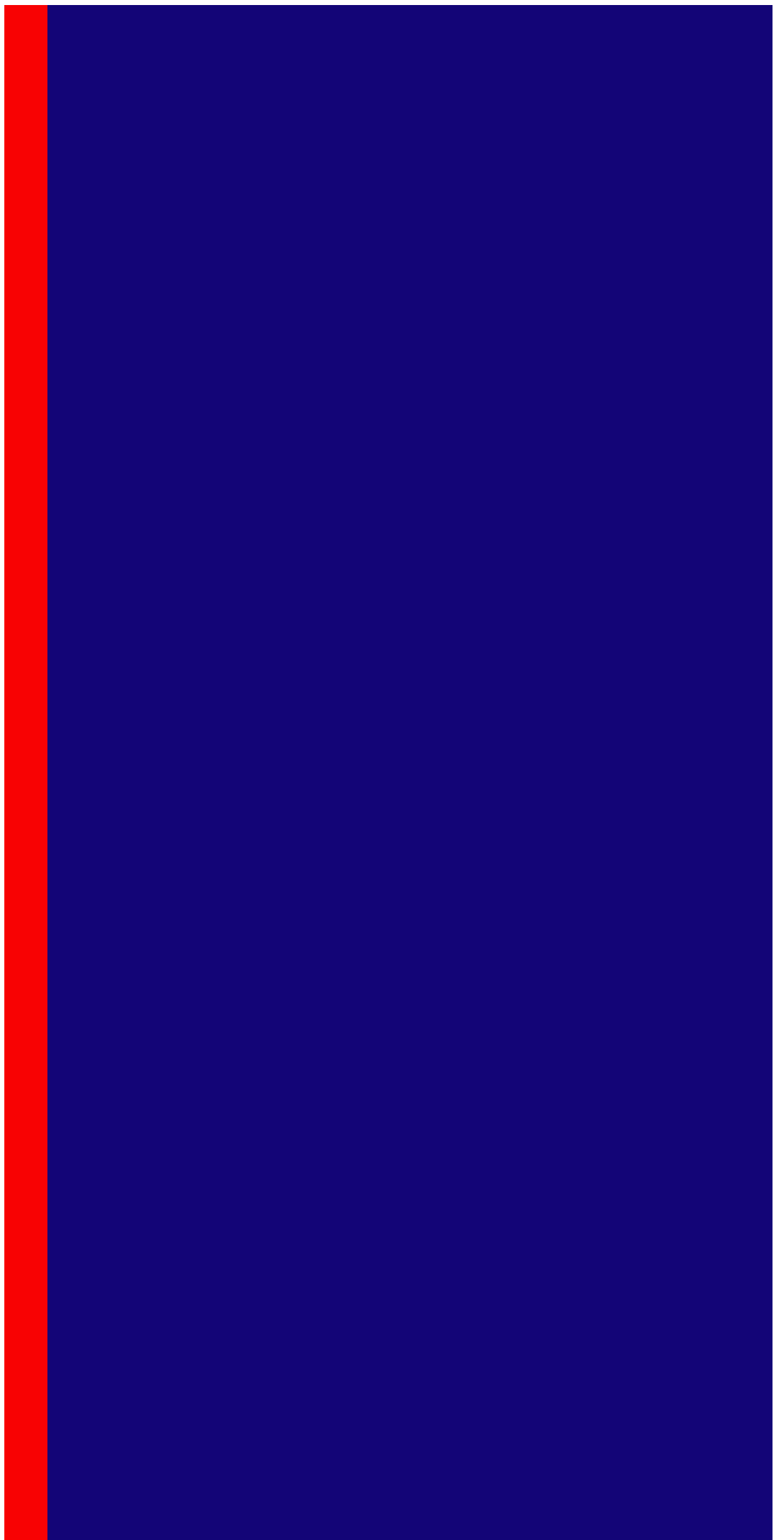
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First Floor







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