



Total area: approx. 59.1 sq. metres (636.0 sq. feet)

**SERVICES**

All main services are connected to the property.

**TENURE**

The property is held under freehold title.

**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 'B'.

**VIEWING**

Strictly by appointment with the auctioneers on 0845 400 9900. An online video viewing is also available and interested parties are requested to watch this before making an appointment for a physical viewing.

**SOLICITORS**

Ms Zoe Colling  
Pinkney Grunwells  
64 Westborough  
Scarborough  
YO11 1TS

**JOINT AGENTS**

Dee Atkinson & Harrison,  
56 Market Place,  
Driffield  
YO25 6AW  
Tel: 01377 241919

**METHOD OF SALE**

The property will be offered for sale by public auction on Wednesday 20th January 2021 at 6.30pm by online auction. For further legal information relating to this lot please log on to [auctionhouse.uk.net/hullandeastyorkshire](http://auctionhouse.uk.net/hullandeastyorkshire).

**LEGAL PACK**

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.



**Guide Price**  
**£125,000**

**36 Londesborough Road,  
Cranswick**



56 Market Place, Driffield 0845 400 9900 [www.auctionhouse.co.uk/hullandeastyorkshire](http://www.auctionhouse.co.uk/hullandeastyorkshire)

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**Dee  
Atkinson  
& Harrison**

**AUCTION  
HOUSE**  
HULL &  
EAST YORKSHIRE





# 36 Londesborough Road, Cranswick YO25 9PL

## DESCRIPTION

Renovation projects don't come more straightforward than this tired semi-detached bungalow that is located in one of the best regarded and well served Villages in the area. The gas centrally heated and PVCu double glazed property would now benefit from a manageable programme of updating, including the replacement of kitchen units and a new bathroom suite - unless primrose is your favourite colour!! Re-carpeting and redecoration are also required and the attractive guide price adequately reflects the need for these upgrades

## LOCATION

Londesborough Road connects Main Street and Hobman Lane in this sought after village. Hutton Cranswick lies 3 miles South of Driffeld on the main A164 Driffeld to Beverley Road. The village provides a wide range of amenities including a Spar shop & post office, public house, butchers, hairdressers, farm shop, garden centre and several garages. It also enjoys excellent public transport connections by both bus and train.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

With single radiator, boiler cupboard housing the gas fired central heating boiler, smoke detector, thermostat for the central heating and access to the roof space.

### SITTING ROOM

With stone ornamental fireplace, double radiator, bow window, coving to the ceiling and TV aerial point.

### KITCHEN

With stainless steel sink, base and wall cupboards, electric cooker point, plumbing for an automatic washing machine and PVCu side entrance door.

### BEDROOM ONE

With single radiator, built in wardrobes and airing cupboard housing the hot water tank fitted with an electric immersion heater.

### BEDROOM TWO

With single radiator and coving to the ceiling.

### BATHROOM

With primrose coloured suite including an encased bath with electric shower and curtain over, pedestal wash hand basin and low level WC.

### OUTSIDE

There are gardens to the front and rear and a private side drive that leads to a detached single garage with up and over door

