



Approximate total area⁽¹⁾
1080.43 ft²
100.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Building 1



Dee Atkinson & Harrison

Offers In Region Of
£270,000

12 St Peters Close,
Hutton, YO25 9YZ



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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12 St Peters Close, Hutton, YO25 9YZ

DESCRIPTION

12 St Peters Close is a spacious three bedroom detached bungalow situated in a highly quiet regarded area of Hutton. Offered to the market with no onward chain, it has been kept in great condition by it's current owner and has a low maintenance garden.

The property briefly comprises: porch leading to the entrance hall, cloakroom, large living area, kitchen/dining room, three double bedrooms, family bathroom, detached single garage, private garden and off street parking.

LOCATION

Hutton is a small, largely undisturbed, settlement with the Church of St. Peters being its single amenity, however, the larger almost adjoining village of Cranswick has an excellent range of village amenities including a grocery store and post office, butchers, hairdressers, public house, recreation facilities, garden centre and farm shop. The school is very well regarded and there are excellent public transport facilities with a train station and regular bus service to Beverley and Driffield.



THE ACCOMMODATION COMPRISES:

PORCH- 3'4 (1.04m) x 7'8 (2.34m)

Door to the front and rear aspect, exposed brick walls and tiled flooring.

ENTRANCE HALL

Door to the rear aspect, built in storage cupboard housing the combi-boiler, radiator, power points and loft access.

CLOAKROOM- 7'3 (2.23m) x 2'9 (0.85m)

Opaque window to the front aspect, tiled splash back, low flush WC, sink with vanity unit and radiator.

LOUNGE- 20'10 (6.36m) x 12'10 (3.93m)

Bay window to the front aspect, windows to the side aspects, coving, multi-fuel log burner with slate hearth, radiator, TV point and power points.

KITCHEN/DINING AREA- 17'7 (5.36m) x 11'7 (3.54m)

Door to the side aspect leading to the driveway, large windows to the rear aspect, a range of wall and base units, tiled splash back, space for fridge/freezer, plumbing for dishwasher and washing machine, electric hob, electric oven, extractor hood, laminated flooring, radiator and power points.

BEDROOM ONE- 13'5 (4.11m) x 9'11 (3.04m)

Window to the rear aspect, exposed floorboards, radiator and power points.

BEDROOM TWO- 10'11 (3.35m) x 11'9 (3.59m)

Window to the rear aspect, radiator and power points.

BEDROOM THREE- 10'0 (3.06m) x 11'11 (3.65m)

Window to the front aspect, radiator and power points.

BATHROOM- 6'6 (1.99m) x 5'6 (1.68m)

Opaque window to the side aspect, fully tiled walls,

three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, laminated flooring and radiator.

GARDEN

To the rear, is a well proportioned north facing garden which is full enclosed and side gate leading to the driveway. The garden is predominantly lawned with shrub and flower borders. To the front, the property stands back from the road with a mainly laid to lawn garden.

GARAGE- 18'7 (5.67m) x 9'0 (2.75m)

Detached single garage with pedestrian door to the side aspect, window to the rear aspect, electric roller door, power and lighting.

PARKING

Off street parking for three cars.

SERVICES

Understood to all be connected to mains gas, water, electric and sewage.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

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.

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 clients.

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