

**Offers Over £385,000**

**14 Main Street, Hutton Cranswick, YO25 9QR**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

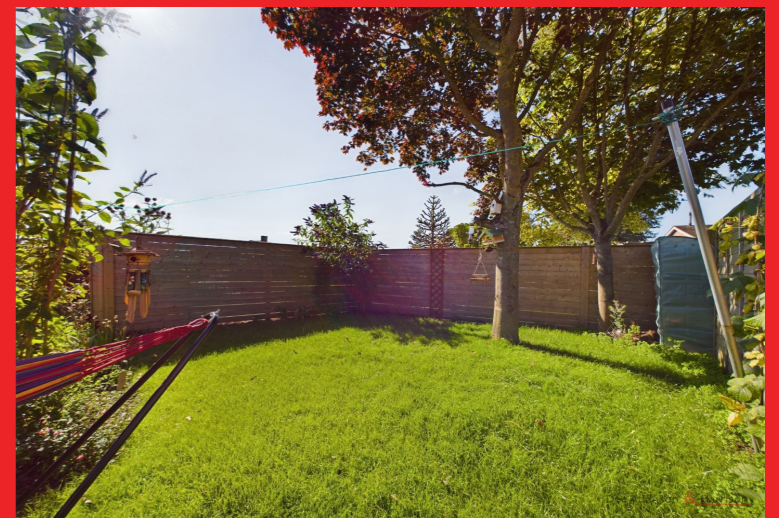
**SERVICES**  
Understood to all be connected to mains.

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

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**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 past clients.



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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 12'4 (3.78m) x 8'8 (2.65m)**  
 Door and window to the front aspect, exposed beams, understairs storage cupboard, fitted carpets, radiator and power points.

**SNUG- 9'3 (2.83m) x 14'1 (4.30m)**  
 Window to the front aspect, exposed beams, storage cupboards, radiator and power points.

**KITCHEN/BREAKFAST AREA- 13'4 (4.07m) x 15'7 (4.77m)**  
 Door and window to the side aspect, double velux window, beautiful handmade, solid oak bespoke kitchen with oak work tops which has a range of wall and base units, island with sink and drainer unit, integrated washing machine, integrated fridge/freezer, exposed brick wall surrounds the Belling Range Cooker with electric hob and electric oven, extractor hood, fitted carpets and power points.

**DINING ROOM- 11'11 (3.65m) x 8'8 (2.65m)**  
 Window to the rear aspect, exposed beams, panelled walls, stairs leading to the first floor landing, built in storage cupboard, fitted carpets, radiator and power points.

**LOUNGE- 14'7 (4.47m) x 18'11 (5.77m)**  
 Well proportioned lounge area with windows to the front and rear aspect, coving, electric wall mounted fireplace, fitted carpets, double radiators, TV point and power points.

**REAR ENTRANCE- 5'10 (1.79m) x 9'2 (2.81m)**  
 Door to the rear and window to the side aspect, built in storage cupboard, fitted carpets, radiator and power points.

**DOWNSTAIRS SHOWER ROOM- 4'1 (1.27m) x 5'11 (1.81m)**  
 Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower cubicle, fitted carpets, radiator and extractor fan.

**DOWNSTAIRS BEDROOM FOUR- 8'3 (2.52m) x 9'2 (2.82m)**  
 Ground floor versatile bedroom with window

to the front aspect, built in wardrobes, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING**  
 Fitted carpets.

**BEDROOM ONE- 10'0 (3.06m) x 8'10 (2.70m)**  
 Window to the front aspect, built in wardrobes and shelving unit, fitted carpets, radiator and power points.

**BEDROOM TWO- 12'5 (3.79m) x 8'8 (2.65m)**  
 Window to the front aspect, built in open wardrobe, fitted carpets, radiator, TV point and power points

**BEDROOM THREE- 10'4 (3.15m) x 10'2 (3.10m)**  
 Window to the rear aspect, built in wardrobes, fitted carpets, radiator, TV point, telephone point and power points.

**BATHROOM- 12'9 (3.89m) x 6'5 (1.98m)**  
 Opaque window to the rear aspect, fully tiled walls, built in storage cupboards, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with mixer taps and shower attachment, separate shower cubicle with electric shower, fitted carpets, radiator and extractor fan.

**GARDEN**  
 South facing garden which has lawned area, planted shrub and flower borders, patio area ideal for seating, fully enclosed with timber fencing, outside tap, gated side access to the driveway. The front of the property is mainly laid with lawn, walk way up to the house and planted shrub and flower borders.

**GARAGE/WORKSHOPS**  
 The property offers a double garage which has been split into two separate areas with up and over doors, to the rear is an additional two workshops which could be multi-functional spaces for potential home office with power and lighting.

**PARKING**  
 Off street parking for two cars.

# 14 Main Street, Hutton Cranswick, YO25 9QR

**DESCRIPTION**  
 If your looking for the perfect cottage, look no further! 14 Main Street is a picture perfect, four bedroom, country style cottage located in the heart of an extremely popular village. Internally, the property does not disappoint offering spacious and well proportioned room sizes and the bonus of a downstairs shower and bedroom. The current owners have extended to the rear to created a fantastically sized breakfast kitchen, with a beautifully hand made, bespoke units.  
 The property briefly comprises:- entrance hall, snug, lounge, dining room, kitchen/breakfast area, downstairs bedroom and shower room. To the first floor is three double bedrooms and family bathroom. There is a rear and front garden with double garage, workshops and off street parking.

**LOCATION**  
 The focal point of this delightful village is the large attractive of well-maintained village green, where in addition to the pond with its seating area, a War Memorial and a large children's playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butcher's shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.

