



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



Guide Price
£185,000

83 Laburnum Avenue,
Hutton Cranswick, YO25 9QH

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

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 'B'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4'6 (1.38m) x 7'1 (2.18m)

Door to the front aspect, opaque window to the rear aspect, laminated flooring, radiator and power points.

LOUNGE/DINING ROOM- 15'9 (4.80m) x 18'6 (5.65m)

Spacious and bright living/dining room with large window to the front aspect, coving, stairs leading to the first floor landing, gas fireplace with marble hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN- 9'6 (2.91m) x 11'0 (3.35m)

Neutral kitchen with window to the rear aspect, wall mounted gas boiler, large understairs cupboard, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit and mixer tap, plumbing for washing machine, space for additional white goods, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 6'4 (1.94m) x 7'1 (2.16m)

Door and window to the rear aspect, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 14'1 (4.30m) x 8'9 (2.69m)

Double bedroom with window to the front aspect, a range of built in wardrobes and cupboards, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'9 (3.30m) x 9'5 (2.88m)

Another double bedroom with window to the front aspect, fitted wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 9'7 (2.92m) x 8'11 (2.73m)

Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'9 (2.06m) x 9'7 (2.93m)

Family bathroom with opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and separate shower attachment, vinyl flooring and radiator.

BEDROOM FOUR/ATTIC SPACE- 12'11 (3.95m) x 17'4 (5.29m)

To the second floor of the property, the attic has been converted into an additional room/bedroom. There is a velux window to the rear aspect, access to the eaves and power points.

GARDEN

West facing, easily maintainable garden which is laid with lawn, patio area to the immediate rear, timber fencing ensuring a fully secure garden and gated rear access.

GARAGE

Single garage which is detached from the property has an up and over door, power and lighting.

PARKING

Off street parking.

83 Laburnum Avenue, Hutton Cranswick, YO25 9QH

DESCRIPTION

Offered to the market with no onward chain, 83 Laburnum Avenue is a three/four bedroom mid terrace property boasting spacious accommodation throughout. The property has undergone a refresh and gives any potential buyer a blank canvas to put their own stamp on it. Ideal for a first time buyer, someone looking to downsize or investor, the property has been well maintained and is situated in a superb village location.

The property briefly comprises:- entrance hall, lounge/dining room, kitchen, utility, first floor landing, three bedrooms, family bathroom, second floor with an additional room, rear garden, detached garage 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.

