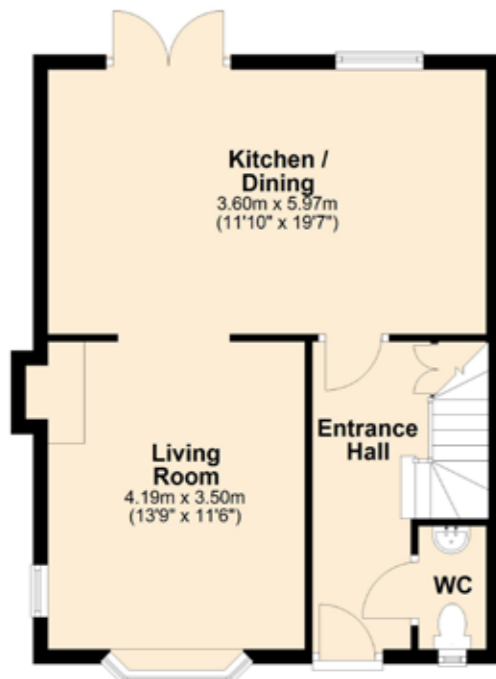


IN THE COURSE OF CONSTRUCTION - READY AUTUMN/WINTER 2024



**Ground Floor**

Approx. 47.3 sq. metres (508.9 sq. feet)

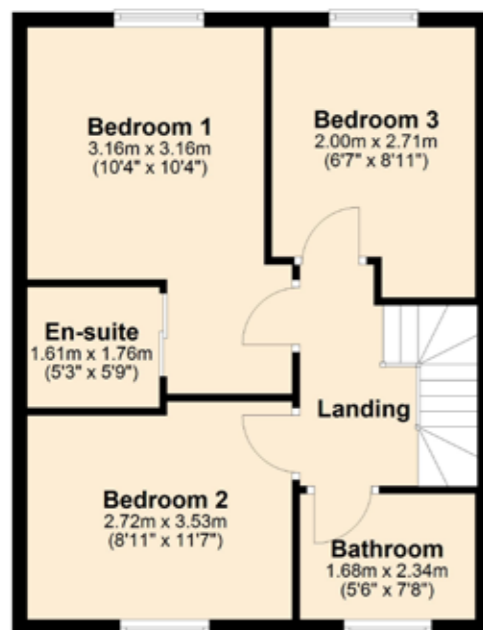


Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

**First Floor**

Approx. 46.9 sq. metres (505.2 sq. feet)



**£255,000**

**Plot 1, Hutton Road,  
Hutton Cranswick**

**SERVICES**  
All mains services will be connected.

**TENURE**  
Freehold with vacant possession upon completion.

**COUNCIL TAX**  
The council tax banding has not yet been assessed.

**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**



# Plot 1, Hutton Road, Hutton Cranswick, East Yorkshire, YO25 9PN

**Description**  
 Forming part of a small exclusive new development in the popular village of Hutton Cranswick by renowned local developers, Harlands Builders Ltd of Langtoft, this generously proportioned semi-detached house is one of only five properties that are nearing completion of construction and should be ready for occupation in autumn this year. This spacious property is to be beautifully appointed, including Karndean floor coverings on the ground floor and bathrooms. Enjoy an excellent location within easy walking distance of the excellent amenities provided in the Village. This property enjoys a prime plot on the site and offers the following accommodation: Entrance hall, WC, kitchen/diner, living room with log burner, three double bedrooms, two bath/shower rooms (one en-suite), gas central heating, triple glazing and two allocated parking spaces. The properties will also come with a 10-year NHBC guarantee.

**Location**  
 Hutton Cranswick lies 3 miles South of Driffield on the main A164 Driffield to Beverley Road. The village provides a wide range of amenities including a Spar shop & post office, public house, butchers, hairdressers, fish & chip shop, Chinese takeaway, farm shop, garden centre and several garages. It also enjoys excellent public transport connections by both bus and train with its own station on the Hull to Scarborough line.



**Accommodation**

See the floor layout plan. The plan is not to scale and actual measurements might vary slightly.

**General Specification**

**Gas central heating from a Combi boiler.**

- Log burner in the Living Room
- Recessed spotlights to kitchens, bathrooms, pendants to bedrooms
- Karndean flooring downstairs and bathrooms
- Oak internal doors
- Carpeted stairs, bedrooms
- TV and broadband points
- Outside tap to the rear
- Outside lights to the front and rear
- Triple glazing is installed to the uPVC windows.
- Indian sandstone paved patios
- Turfed Lawn to the rear.
- Close-boarded fencing to the West facing Gardens
- Tarmac access road and two parking spaces for each property.

**Kitchen Specification**

**Fully fitted kitchen including one-and-a-half bowl sinks with mixer taps, base, wall and drawer units with soft close doors and drawers, attractive worktops and upstands.**

AEG Steambake Pyrolytic Multifunction Oven With Retractable Rotary Controls

AEG Combiquick Combination Microwave Compact Oven With Retractable Rotary Controls,

AEG Fully Integrated Dishwasher,

AEG 60cm Induction Hob, 4 Cooking Sections, Hob2hood,

**\*PHOTOGRAPHS AND PLANS**  
 This brochure has been prepared using a specification provided by the builders, architects drawings and CGI images provided by MKM builders merchants. The finish and colours may vary in the subject property.