



**Offers In Region**  
**£127,500**

**42 Main Street,**  
**Hutton Cranswick, YO25 9QY**

**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 'A'.

**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**





# 42 Main Street, Hutton Cranswick, YO25 9QY

## DESCRIPTION

42 Main Street is situated in a sought after village and has been kept in lovely condition by the current vendor. This one bedroom cottage style mid-terrace is not one to miss out on and viewings are highly recommended. With a sunny south facing garden and modernised throughout over the years, the property allows any buyer to put their own stamp on it and offers a cosy feeling the moment you step through the door.

The property briefly comprises:- entrance into a living area, kitchen/dining area, first floor landing with double bedroom, shower room leading out to a roof terrace, rear garden and on 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.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE INTO:

#### LOUNGE- 11'11 (3.65m) x 12'6 (3.83m)

Cosy and inviting living space with door and window to the front aspect, fitted carpets, radiator, TV point and power points.

#### KITCHEN/DINING AREA- 12'11 (3.96m) x 8'11 (2.74m)

Door and window to the side aspect, understairs cupboard, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for freestanding fridge/freezer, plumbing for washing machine, electric oven, electric hob, vinyl flooring and power points.

#### FIRST FLOOR LANDING- 2'10 (0.88m) x 5'8 (1.74m)

Over stairs storage cupboard, fitted carpets and power point.

#### BEDROOM ONE- 12'0 (3.66m) x 11'8 (3.56m)

Spacious double bedroom with window to the front aspect, fitted carpets, radiator and power points.

#### SHOWER ROOM- 6'9 (2.07m) x 9'7 (2.94m)

Modern shower room which has door to the rear aspect, built in storage cupboard housing the boiler, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, fully tiled walk in shower, vinyl flooring, heated towel rail and extractor fan.

### ROOF TERRACE

Out from the shower room is a lovely roof terrace which the current vendor has made into a fabulous outside area. There is a small greenhouse as well.

### GARDEN

Lovely presented south facing garden which is mainly laid to lawn, brick outbuilding ideal for storage, timber shed and patio area to the immediate rear.

### PARKING

On street parking.

### AGENTS NOTE

The current owner has had the ceiling in the kitchen fixed which has included replacing the plasterboard and having it re-skimmed.