



Approximate total area¹⁾
1141.3 ft²
106.03 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.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



Guide Price
£290,000

5 St. Peters Close,
Hutton, YO25 9YZ



SERVICES
Electric wall mounted heaters throughout. Connected to mains water and sewerage.

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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	34 F	
1-20	G		

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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5 St. Peters Close, Hutton, YO25 9YZ

DESCRIPTION

5 St Peters Close is a well presented detached bungalow offering three double bedrooms and neutral decor throughout. Located in the popular village of Hutton and tucked away in a quiet cul-de-sac, this would be the perfect property for those seeking the convenience of single level living. The focal point of this property is the fantastic rear garden which can be enjoyed from both outside or inside with the added benefit of a conservatory. It is a tranquil and peaceful place to enjoy the wildlife it brings.

The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen/dining area, three bedrooms, bathroom, rear garden, detached garage 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:-

ENTRANCE HALL

Door and window to the front aspect, coving, fitted carpets, wall mounted electric radiator, telephone point and power points.

LOUNGE- 20'11 (6.38m) x 12'11 (3.94m)

Spacious and light lounge with bay window to the front aspect, electric log burning stove with hearth and surround, fitted carpets, wall mounted electric radiator, TV point and power points.

KITCHEN/DINING AREA- 17'5 (5.32m) x 11'3 (3.45m)

Window to the rear aspect, door to the side aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in electric oven, electric hob, laminated flooring, wall mounted electric radiator and power points.

CLOAKROOM- 7'4 (2.24m) x 2'9 (0.84m)

Opaque window to the front aspect, low flush WC, sink with vanity unit and tiled splash back, fitted carpets and electric towel rail.

BEDROOM ONE- 10'11 (3.33m) x 11'10 (3.63m)

Window to the front aspect, built in wardrobes, exposed floorboards, wall mounted electric radiator and power points.

BEDROOM TWO- 13'6 (4.13m) x 10'2 (3.11m)

Currently used as a snug with sliding doors to the rear aspect, coving, exposed

floorboards, wall mounted electric radiator, TV point and power points.

CONSERVATORY- 8'9 (2.67m) x 10'0 (3.06m)

Fabulous addition to the property over looking the garden with French doors to the rear aspect, windows to all three sides, laminated flooring and power points.

BEDROOM THREE- 10'0 (3.06m) x 12'0 (3.67m)

Another double bedroom with window to the rear aspect, coving, exposed floorboards, wall mounted electric radiator, TV point and power points.

BATHROOM- 6'5 (1.98m) x 5'7 (1.72m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, easily accessible bath tub with separate shower attachment, vinyl flooring, heated towel rail and shaving point.

GARDEN

Beautifully presented east facing mature garden which is easily maintainable throughout. Offering a patio area to the immediate rear with walk way throughout the garden, stoned area, a variety of planted flowers and shrubs, mature trees, raised beds, greenhouse, timber storage shed, pond and side access to the front of the property.

GARAGE- 18'6 (5.66m) x 9'0 (2.77m)

Up and over door, power and lighting.

PARKING

Off street parking for two cars.

