



**Floor Plan**  
Floor area 74.8 sq.m. (805 sq.ft.)

**TOTAL: 74.8 sq.m. (805 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Asking Price**  
**£249,950**

**17 Reynard Close,**  
**Hutton Cranswick, YO25 9PG**



**SERVICES**

Understood to all be connected to mains.  
Mains gas, water, electric 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 'B'.



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



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





# 17 Reynard Close, Hutton Cranswick, YO25 9PG

Fully renovated throughout to a high standard, 17 Reynard Close is a well presented, immaculate two bedroom semi-detached bungalow. Occupying a fabulous corner plot and tucked away in a quiet cul-de-sac, this move in ready property would suit anyone looking to downsize.

The property briefly comprises:- entrance into the kitchen, hallway, lounge/dining room, two doubl bedrooms, family bathroom, rear and front garden, 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.



## THE ACCOMMODATION COMPRISES:-

### ENTRANCE INTO:

### KITCHEN

Recently fitted with door and window to the front aspect, inset spotlights, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, integrated dishwasher, space for fridge/freezer, integrated washing machine, electric oven, induction hob and paired extractor hood with remote control, cushioned flooring and power points and covered radiator.

### HALLWAY

Coving, built in storage cupboard, fitted carpets, covered radiator and power points. There is also access to the loft which is part boarded with lights.

### LOUNGE/DINING ROOM

‘L’ shaped with French doors and window to the rear aspect, coving, partially panelled walls, log burner, wood effect laminated flooring, radiator, TV point and power points.

### BEDROOM ONE

Double bedroom with windows to the front aspect, coving, partially panelled

walls, fitted carpets, covered radiator and power points.

### BEDROOM TWO

Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

### BATHROOM

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, wood effect laminated flooring, heated towel rail and extractor fan.

### GARDEN

Immaculate south facing gardens both front and back with are mainly laid with lawn, patio area, planted flower and shrubs, log store, timber fencing and side gated access.

### DETACHED GARAGE

Single detached garage with up and over door, power and lighting.

### PARKING

Off street parking for two cars.