

Dee Atkinson & Harrison

Approximate total area⁽¹⁾
792.67 ft²
73.64 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.

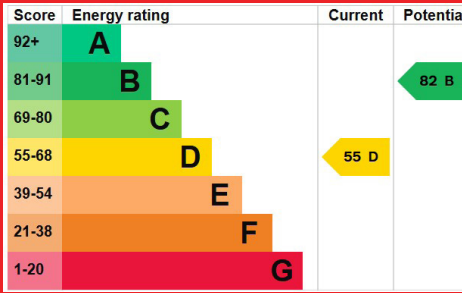
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Asking Price
£200,000

26 Londesborough Road,
Hutton Cranswick, YO25 9PL



SERVICES
Electric wall mounted heaters throughout, mains water and sewerage. Gas is connected to the property.

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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26 Londesborough Road, Hutton Cranswick, YO25 9PL

DESCRIPTION

Brought to the market with no onward chain, 26 Londesborough Road has undergone a huge renovation and has been transformed into a light, bright and modern semi-detached bungalow. Boasting two double bedrooms and ample amount of parking to the front, this bungalow is move in ready and no expense has been spared in it's high quality fixtures and fittings! Viewings are a must!

The property briefly comprises:- entrance into the kitchen, inner hallway, lounge, two double bedrooms, shower room, rear garden, detached single garage and off street parking.

LOCATION

The focal point of this picturesque village is the large attractive, well-maintained village green, where in addition to the pond and seating area, stands 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- 9'2 (2.80m) x 8'10 (2.72m)

Well appointed and newly fitted kitchen which is modern and contemporary with door to the side aspect, window to the front aspect, coving, splash back, a range of shaker wall and base units, one and a half sink with drainer unit and mixer tap, integrated fridge/freezer, washer and dryer, eye level built in microwave and oven, induction hob with extractor hood, wood effect laminated flooring and power points.

HALLWAY- 3'3 (1.00m) x 11'4 (3.46m)

Coving, built in cupboard, wood effect laminated flooring, wall mounted electric heater and power points.

LOUNGE- 11'2 (3.41m) x 14'7 (4.45m)

Neutral and cosy living space with large window to the front aspect, coving, feature fireplace with electric log burner, hearth and surround, wood effect laminated flooring, wall mounted electric radiator, TV point and power points.

BEDROOM ONE- 10'0 (3.05m) x 13'6 (4.14m)

Double primary bedroom with window to the rear aspect, coving, built in cupboard housing the water tank, built in wardrobes, wood effect laminated flooring, wall mounted electric heater and power points.

BEDROOM TWO- 10'3 (3.14m) x 10'5 (3.19m)

Currently used as a dining room but is a second bedroom with French doors to the rear aspect, coving, wood effect laminated flooring, wall mounted electric heater and power points.

SHOWER ROOM- 5'6 (1.68m) x 11'6 (3.52m)

Stylish and spacious with windows to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and storage cupboards, large walk in shower with rainfall shower head and separate attachment, wood effect laminated flooring, heated towel rail and extractor fan.

GARDEN

Easily maintainable south facing garden which has a large patio area to the immediate rear with gravelled area following on from this, timber fencing with gated side access.

GARAGE- 8'4 (2.55m) x 18'6 (5.66m)

Single detached garage with electric up and over door, window to the rear, power and lighting.

PARKING

Off street parking for multiple cars.