



Guide Price
£185,000

33 Reynard Close,
Hutton Cranswick, YO25 9PG



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 '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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DESCRIPTION

Tucked away in a quiet cul-de-sac in the popular village of Cranswick, 33 Reynard Close is brought to the market with no onward chain boasting two bedrooms and two reception rooms. Presented well throughout, it also offers plenty of scope for any potential buyer to put your own stamp on it and make it their own home. Boasting a south facing private garden, this is a perfect opportunity to purchase a detached bungalow for a great price!

The property briefly comprises:- entrance hall, lounge, kitchen, conservatory, two bedrooms, rear garden and allocated parking space.

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, butchers 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 HALL- 6'4 (1.94m) x 3'10 (1.17m)

Door to the side aspect, coving, storage cupboard, fitted carpets, radiator and power points.

LOUNGE- 9'11 (3.05m) x 16'10 (5.14m)

A spacious living area with French doors to the rear aspect, coving, gas fireplace with surround and hearth, laminated flooring, radiator, TV point and power points.

CONSERVATORY- 8'9 (2.68m) x 9'5 (2.89m)

Great addition to the property with French doors to the side aspect, windows to all three sides, vinyl flooring and power points.

KITCHEN- 9'8 (2.97m) x 9'8 (2.96m)

Window to the rear aspect, coving, inset spotlights, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, additional space for white goods, gas oven, gas hob, extractor hood, vinyl flooring, radiator, TV point and power points.

BEDROOM ONE- 10'0 (3.07m) x 15'6 (4.74m)

Double bedroom with window to the front aspect, coving, fitted wardrobes, laminated flooring, radiator and power points.

BEDROOM TWO- 9'8 (2.96m) x 9'0 (2.76m)

Window to the front aspect, coving, laminated flooring, radiator and power points.

SHOWER ROOM- 5'10 (1.79m) x 9'2 (2.81m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising: low flush WC, sink with pedestal, large walk in shower, vinyl flooring, radiator and extractor fan.

GARDEN

South facing private garden which is easily maintainable with patio to the immediate rear, planted flower and shrub borders with mature trees, garden shed, timber fencing throughout with gated side access.

PARKING

Allocated parking space.