



Guide Price £185,000





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.

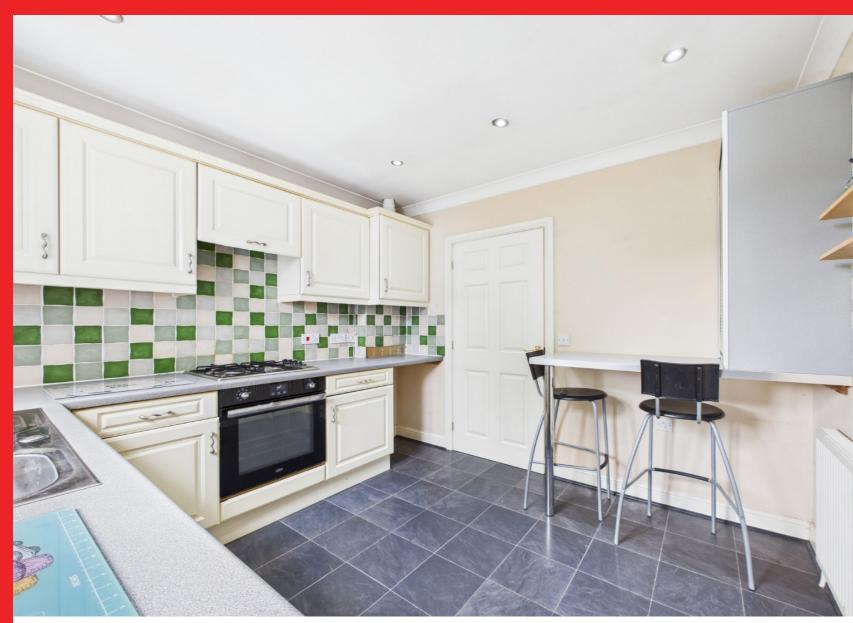
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Dee Atkinson & Harrison

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33 Reynard Close, Hutton Cranswick, YO25 9PG



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

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.

BEDROOM TWO- 9'8 (2.96m) x 9'0 LOUNGE- 9'11 (3.05m) x 16'10 (5.14m) (2.76m)

A spacious living area with French doors Window to the front aspect, coving, to the rear aspect, coving, gas fireplace laminated flooring, radiator and power with surround and hearth, laminated points. flooring, radiator, TV point and power SHOWER ROOM- 5'10 (1.79m) x 9'2 points.

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

Opaque window to the side aspect, partially tiled walls, three piece bathroom Great addition to the property with suite comprising: low flush WC, sink with French doors to the side aspect, windows pedestal, large walk in shower, vinyl flooring, radiator and extractor fan. to all three sides, vinyl flooring and power points.

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

South facing private garden which is Window to the rear aspect, coving, easily maintainable with patio to the inset spotlights, cupboard housing the immediate rear, planted flower and gas boiler, tiled splash back, a range shrub borders with mature trees, garden of wall and base units, one and a half shed, timber fencing throughout with sink with drainer unit, space for fridge/ gated side access. freezer, plumbing for washing machine, additional space for white goods, gas PARKING oven, gas hob, extractor hood, vinyl flooring, radiator, TV point and power Allocated parking space. points.



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

(2.81m)

GARDEN