



Dee Atkinson & Harrison

1 MAIN STREET, HUTTON CRANSWICK, YO25 9QR EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'1 MAIN STREET' HUTTON CRANSWICK, YO25 9QR

Guide Price

£525,000

**Beverley 14 miles
| Hull 23 Miles | York 28 miles**

A superb opportunity to purchase a fully renovated and developed property in a very popular village. 1 Main Street has been extensively changed throughout to create a versatile home boasting four double bedrooms, two on the ground floor and two on the first floor with three contemporary bathrooms. The property also benefits from a large extension to the rear which has been added to create a bigger footprint and make the property ideal for multigenerational living. Sitting on a great size plot and ample off street parking, this is not one to miss out on!

The property briefly comprises:- spacious entrance hall, lounge, snug, open plan kitchen/dining room, utility room, primary bedroom with dressing room and en-suite, additional ground floor bedroom, bathroom, study, first floor landing with two extra double bedrooms, shower room, rear garden, double garage and ample 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 childrens 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.



ENTRANCE HALL

Door and window to the front aspect, stairs leading to the first floor landing with oak bannister and glass balustrade, understairs storage cupboard, wood effect flooring, radiators and power points.

LOUNGE- 16'7 (5.07m) x 12'1 (3.69m)

Bay window to the front aspect, additional windows to the side aspect, coving, dado rail, gas fireplace with marble hearth and wooden surround, fitted carpets, radiator, TV point and power points.

SNUG- 13'0 (3.96m) x 12'0 (3.66m)

Another reception room which is currently used as a secondary lounge/snug with bay window to the front aspect, electric fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 14'0 (4.27m) x 14'0 (4.27m)

A stunning open plan kitchen/dining area which is ideal for family time or entertaining with French doors to the side aspect, window to the rear aspect, inset spotlights, a range of wall and base units with contrasting island and pendant lighting, one and a half sink with drainer unit, integrated dishwasher, space for American style fridge/freezer, double eye-level oven, induction hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 7'11 (2.43m) x 8'1 (2.48m)

Door to the side aspect, window to the rear

aspect, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, laminated flooring, radiator and power points.

BEDROOM ONE & DRESSING ROOM- 11'7 (3.54m) x 12'9 (3.90m)/5'5 (1.66m) x 10'1 (3.10m)

Primary bedroom which boasts ample amount of space with French doors to the side aspect, window to the rear aspect, inset spotlights, built in mirrored wardrobes, fitted carpets, radiators, TV point and power points.

EN-SUITE- 5'8 (1.75m) x 10'5 (3.19m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, double sink with vanity unit, walk in shower, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 8'2 (2.51m) x 17'0 (5.18m)

Ground floor bedroom with bay window to the front aspect, window to the side aspect, fitted carpets, radiator and power points.

BATHROOM- 8'7 (2.63m) x 10'7 (3.23m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, freestanding single ended bath with shower attachment, walk in shower, tiled flooring with underfloor heating, heated towel rail and extractor fan.

STUDY- 10'3 (3.13m) x 8'1 (2.47m)

Window to the rear aspect, fitted storage cupboards and wall mounted shelving, wood effect flooring, radiator and power points.

FIRST FLOOR LANDING- 7'3 (2.22m) x 4'8 (1.45m)

Velux window to the front aspect, fitted carpets and power points.

BEDROOM THREE- 12'6 (3.83m) x 12'1 (3.70m)

Another sizeable bedroom with window to the front aspect, inset spotlights, access to the eaves, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'11 (2.72m) x 12'3 (3.76m)

Window to the front aspect, velux to the side aspect, inset spotlights, access to the eaves, fitted carpets, radiator and power points.

SHOWER ROOM- 5'6 (1.69m) x 7'2 (2.20m)

Velux window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, heated towel rail, extractor fan and shaving point.

GARDEN

North facing well proportioned garden which is mainly laid to lawn, gravelled area, border hedge creating privacy, timber storage shed, outside tap and gated access to the driveway. There is also access to the garage.

DOUBLE GARAGE- 19'11 (6.08m) x 19'11



(6.09m)

Double up and over door, side pedestrian door, power and lighting.

PARKING

Off street parking for multiple cars.

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 BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC-

This property's energy rating is TBC.

VIEWING

Strictly by appointment with the sole agents.

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 clients.







Ground Floor Building 1

Approximate total area⁽¹⁾
1708.54 ft²
158.73 m²

Reduced headroom
3.59 ft²
0.33 m²

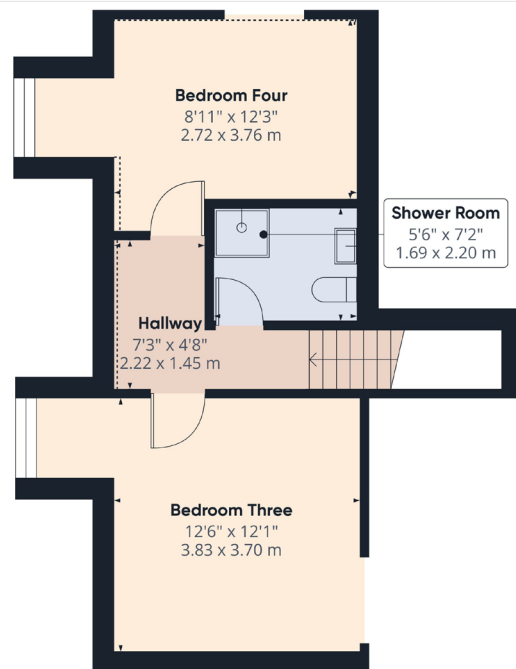
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾
392.03 ft²
36.42 m²

Reduced headroom
5.48 ft²
0.51 m²

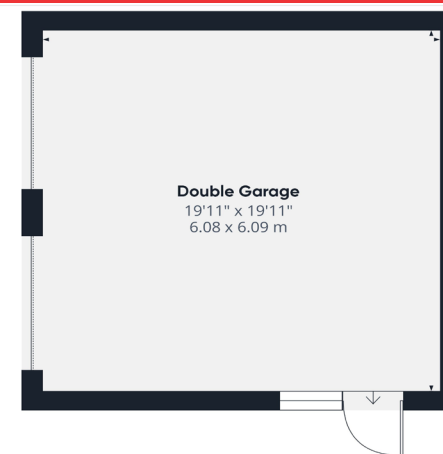
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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Ground Floor Building 2

Approximate total area⁽¹⁾
411.54 ft²
38.23 m²

(1) Excluding balconies and terraces

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