



**Asking Price**  
**£445,000**

**9a Beverley Road,**  
**Hutton Cranswick, YO25 9PQ**

**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 'E'.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 18'1 (5.53m) x 4'3 (1.31m)**

Door and window to the front aspect, coving, stairs leading to the first floor landing, understairs storage, laminated click flooring, radiator and power points.

**WC- 5'4 (1.63m) x 2'10 (0.88m)**

Dado rail, low flush WC, tiled splash back, wall mounted sink, tiled flooring, radiator and extractor fan.

**STUDY/OFFICE- 13'7 (4.16m) x 9'10 (3.01m)**

Versatile room with large bay window to the front aspect, Floral Swag drop coving, fitted carpets, radiator, TV point, ethernet point and power points.

**LOUNGE- 14'9 (4.50m) x 12'1 (3.70m)**

Cosy yet sizeable living area with bay window to the front aspect, Egg Dart coving, gas fireplace with hearth and wooden surround, fitted carpets, underfloor heating, TV point, ethernet point and power points.

**OPEN PLAN KITCHEN/DINING/LIVING AREA- 9'1 (2.73m) x 30'8 (9.36m)**

A beautiful open space which benefits from French doors and windows to the rear aspect flooding the room with natural light, coving and inset spotlights. The kitchen is modern and sleek with tiled splash back and granite window sills, a range of wall and base units with breakfast bar and granite worktops, one and a half sink with drainer unit, plumbing for dishwasher, built in eye-level double oven, gas hob with extractor hood, laminated click flooring, radiator and power points. The spacious living area benefits from fitted carpets, radiators, TV point and power points.

**UTILITY ROOM- 6'7 (2.03m) x 9'11 (3.03m)**

Door and window to the side aspect, coving, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, Belfast sink, space for fridge/freezer, plumbing for washing machine, space for dryer, laminated click flooring, radiator and power points.

**PLAY ROOM- 9'1 (2.78m) x 10'2 (3.11m)**

Another handy reception room which has door and window to the rear aspect, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING**

Coving, fitted carpets and power points. There is also access to the loft.

**BEDROOM ONE- 21'3 (6.48m) x 9'11 (3.03m)**

A huge primary bedroom which has window to the front aspect, coving, fitted cupboards and wardrobes with dressing area, radiator, TV and ethernet point and power points.

**EN-SUITE- 6'1 (1.87m) x 9'10 (3.02m)**

Opaque window to the rear aspect, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity units ideal for storage, panelled spa bath, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 13'11 (4.24m) x 10'2 (3.12m)**

Window to the front aspect, coving, fitted wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 11'3 (3.44m) x 11'1 (3.40m)**

Window to the rear aspect, coving, fitted wardrobes and cupboard, fitted carpets, radiator, TV point and power points.

**BEDROOM FOUR- 8'10 (2.72m) x 9'2 (2.81m)**

Window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

**BATHROOM- 6'5 (1.96m) x 8'4 (2.56m)**

Opaque window to the rear aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath, shower cubicle, vinyl flooring, radiator and extractor fan.

**GARDEN**

Landscaped East facing garden which has a fabulous patio area to the immediate rear, additional raised patio area to the back which is ideal for seating, lawned area, planted flower and shrubs with raised flower beds, timber fencing with gated side access.

**INTEGRAL GARAGE**

Electric roller door with power and lighting.

**PARKING**

Off street parking for multiple cars, caravan/motor homes.

# 9a Beverley Road, Hutton Cranswick, YO25 9PQ

**DESCRIPTION**

Brought to the market in impeccable condition, 9a Beverley Road is a traditional four bedroom detached home. Located in a sought after village setting, this exceptional home provides stylish and modern living throughout. It is perfectly designed for a growing family or for a buyer looking to downsize without compromising on space. The heart of the home is the open plan living/kitchen area to the rear which is complemented by high quality fixtures and fittings, whilst also overlooking the landscaped garden which is ideal for indoor/outdoor entertaining and socialising. We highly recommend booking in for a viewing to avoid missing out.

The property briefly comprises:- entrance hall, WC, study/office, lounge, open plan kitchen/diner/living area, utility room, play room, first floor landing with primary bedroom and en-suite, a further three good size bedrooms and family bathroom. There is a garden to the rear, 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 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.

