



Approximate total area¹⁸
1953.42 ft²
181.48 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.

GIRAFFE360

Asking Price
£430,000

7 Howl Lane,
Hutton, YO25 9QA

SERVICES

Understood to be all connected to mains. Mains water, electric and sewerage.

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 'F'.

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



7 Howl Lane, Hutton, YO25 9QA

Nestled on a fabulous plot just under half an acre, 7 Howl Lane is a unique and individual detached bungalow which is brought to the market with no onward chain. The property offers the perfect blend of spacious living and serene seclusion with a huge, picturesque garden to the rear aspect. Internally, the property could benefit from some modernisation, but the potential is endless to transform this timeless bungalow into your bespoke sanctuary.

The property briefly comprises:- entrance porch into entrance hall, lounge, dining room and sunroom, kitchen, three double bedrooms, one with en-suite and family bathroom. There is an integral double garage, huge garden and ample off street parking.

LOCATION

Hutton is an adjoining village of Cranswick which has an excellent range of village amenities including a grocery store and post office, butchers, hairdressers, public house, recreation facilities, garden centre and farm shop. The school is very well regarded and there are excellent public transport facilities with a train station and regular bus service to Beverley and Driffield and beyond.

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 6'0 (1.83m) x 3'0 (0.92m)

Porch with door to the side aspect, windows to the front and rear aspect, fitted carpets and lighting.

ENTRANCE HALL- 8'11 (2.73m) x 6'1 (1.87m)

Spacious and inviting with coving, dado rail, fitted carpets, radiators and power points.

LOUNGE- 15'7 (4.77m) x 18'0 (5.49m)

Bright and airy living space with windows to all three sides, coving, gas fire with marble hearth and wooden surround, radiator, TV point and power points.

DINING ROOM- 9'9 (2.98m) x 11'6 (4.56m)

Separate dining space with coving, fitted carpets, radiator and power points leading to:

SUNROOM- 11'11 (3.65m) x 14'11 (4.56m)

Stunning addition to the property with door and windows to the side and front aspect over looking the garden, coving, fitted carpets, radiator, TV point and power points.

KITCHEN- 10'7 (3.24m) x 18'3 (5.57m)

Sizeable kitchen with window and door to the side aspect, coving, dado rail, tiled splash back, a range of wall and base units, one and a half sink with drainer unit and mixer tap, plumbing for dishwasher and washing machine, space for fridge/freezer, built in oven, gas hob on lower level unit, laminated flooring, radiator and power points.

BEDROOM ONE- 14'7 (4.47m) x 16'8 (5.10m)

Fabulous size primary bedroom with window to the front aspect, coving, built in cupboards, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'0 (1.85m) x 5'11 (1.82m)

Opaque window to the front aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal,

walk in shower cubicle, fitted carpets, radiator and extractor fan.

BEDROOM TWO- 12'11 (3.94m) x 11'8 (3.58m)

Double bedroom with window to the rear aspect, coving, fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 11'7 (3.55m) x 11'7 (3.54m)

Third double bedroom with window to the side aspect, coving, wardrobes, fitted carpets, radiator, TV point and power points.

BATHROOM- 8'0 (2.46m) x 8'11 (2.74m)

Well proportioned family bathroom with opaque window to the rear aspect, coving, partially tiled walls, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, panelled bath with mixer tap, fitted carpets and extractor fan.

GARDEN

Sitting on just under half an acre, this garden is truly phenomenal. Kept to a lovely standard and wrapping round the property, this offers a blank canvas for anyone who enjoys gardening and enjoying being outdoors. It is westerly facing, mainly laid to lawn with patio area to the immediate rear, an array of planted flower and shrubs, mature trees ensuring privacy, gravelled portion to the side aspect, two storage sheds and gated access to both sides.

DOUBLE INTEGRAL GARAGE- 21'1 (6.44m) x 18'9 (5.74m)

Electric up and over doors, pedestrian door, windows to the front and side aspect, power and lighting.

PARKING

Parking is accessed via a private, bricked driveway leading up to the house with turning area and ample off street parking.

