



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.



Guide Price
£170,000

24 Sycamore Crescent,
Hutton Cranswick, YO25 9QJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	73 C

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



24 Sycamore Crescent, Hutton Cranswick, YO25 9QJ

DESCRIPTION

Brought to the market with no onward chain, 24 Sycamore Crescent is a three double bedroom mid terrace in a sought after village location. Competitively priced, the property could benefit from some modernisation throughout but offers a blank canvas for any potential buyer to put their own stamp on it.

The property briefly comprises:- entrance porch, lounge/dining area, kitchen, first floor landing with three double bedrooms, bathroom and separate WC, rear garden with detached single garage.

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 PORCH- 7'2 (2.19m) x 4'7 (1.42m)

Door to the front aspect, window to the rear aspect, coving, laminated flooring, radiator and power points.

LOUNGE/DINING AREA- 10'10 (3.31m) x 15'9 (4.81m)

Spacious living area with large window to the front aspect, coving, stairs leading to the first floor landing, open fireplace with surround and mantel piece, laminated flooring, radiator, TV point and power points.

KITCHEN- 18'5 (5.62m) x 9'4 (2.86m)

Door and window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer and additional white good, plumbing for washing machine, electric hob and oven with extractor hood, vinyl flooring radiator and power points.

FIRST FLOOR LANDING- 2'11 (0.90m) x 10'9 (3.28m)

Built in cupboard housing the gas boiler, fitted carpets, radiator and power points.

BEDROOM ONE- 8'9 (2.68m) x 14'10 (4.54m)

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

BEDROOM TWO- 9'4 (2.85m) x 12'9 (3.90m)

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

BEDROOM THREE- 8'10 (2.70m) x 10'7 (3.23m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 6'1 (1.88m) x 6'6 (1.98m)

Opaque window to the rear aspect, partially tiled walls, sink with pedestal and tiled splash back, panelled bath with over head shower, vinyl flooring, radiator and extractor fan.

WC- 3'0 (0.92m) x 3'4 (1.03m)

Opaque window to the rear aspect, low flush WC and vinyl flooring.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing making it fully secure with gated side access to the rear.

GARAGE- 8'5 (2.57m) x 15'10 (4.85m)

Up and over door.

PARKING

Off street parking.