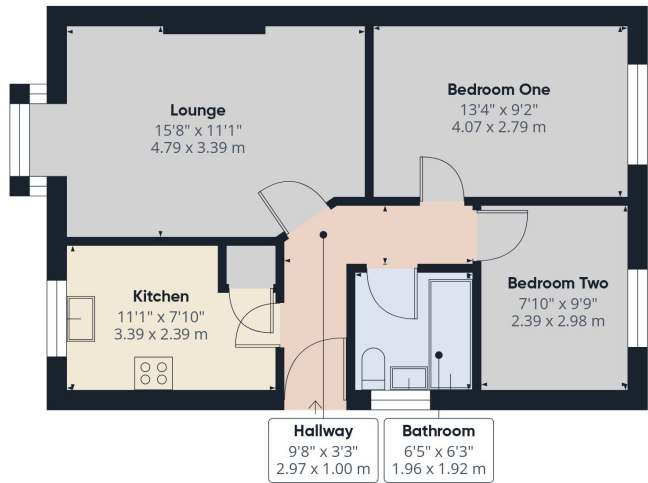
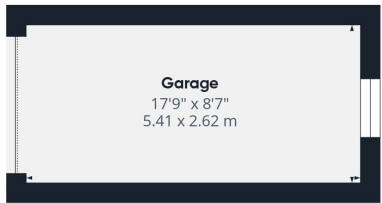




Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
717 ft²
66.5 m²

(1) Excluding balconies and terraces

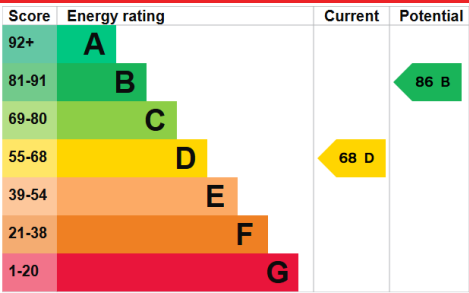
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£175,000

7 Glenholme Court,
Hutton Cranswick, YO25 9NZ



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



7 Glenholme Court, Hutton Cranswick, YO25 9NZ

DESCRIPTION

A great opportunity to purchase a property with no onward chain. 7 Glenholme Court is tucked away in a quiet cul-de-sac positioned on a good size corner plot. Boasting two bedrooms and cosy accommodation throughout, the property gives any potential buyer the scope to put your own stamp on it. Located in a sought after village location, viewing are highly recommended. The property briefly comprises:- entrance hall, kitchen, lounge, two bedrooms, bathroom, rear garden, detached single garage and 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.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 9'8 (2.97m) x 3'3 (1.00m)

Door to the side aspect, coving, dado rail, fitted carpets, radiator and power points.

KITCHEN- 11'1 (3.39m) x 7'10 (2.39m)

Window to the front aspect, coving, wall mounted gas boiler, tiled splash back, built in storage cupboard, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, space for white goods, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 15'8 (4.79m) x 11'1 (3.39m)

Large window to the front aspect, coving, dado rail, gas fireplace with hearth, surround and mantle piece, fitted carpets, radiators, TV point and power points.

BEDROOM ONE- 13'4 (4.07m) x 9'2 (2.79m)

Double bedroom with window to the rear aspect, a range of fitted wardrobes and cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 7'10 (2.39m) x 9'9 (2.98m)

Window to the rear aspect, coving, dado rail, built in wardrobes, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'5 (1.96m) x 6'3 (1.92m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head electric shower, fitted carpets, radiator and extractor fan.

GARDEN

South-West facing wrap around garden which is mainly laid with lawn, patio area to the immediate rear and side aspect and greenhouse.

GARAGE- 17'9 (5.41m) x 8;7 (2.62m)

Up and over door, side pedestrian door, power and lighting.

PARKING

Off street parking.