



Asking Price
£100,000

17 The Green,
Hutton Cranswick, YO25 9QS

SERVICES

Mains water and electric. There is also mains gas supply in the village.

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 'A'.

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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DESCRIPTION
Perfect opportunity to purchase a property with no onward chain! 17 The Green is a one bedroom mid terrace located in a sought after village. The property is in need of a refurbishment and allows any potential buyer to make it their own. With views over the village green, once updated this could make a great property for an investor, first time buyer or potential holiday home.
The property briefly comprises:- entrance into a living area, kitchen, first floor landing with double bedroom, bathroom, large rear garden and on 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, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 11'4 (3.46m) x 12'0 (3.67m)

Cosy living area with window to the front aspect, exposed beams, stairs leading to the first floor landing, log burning stove with hearth and surround, TV point and power points.

KITCHEN- 7'5 (2.27m) x 11'11 (3.65m)

Door and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, vinyl flooring and power points.

FIRST FLOOR LANDING- 3'1 (0.96m) x 3'0 (0.93m)

Power points. There is also access to the loft.

BEDROOM ONE- 11'3 (3.44m) x 7'8 (2.35m)

Double bedroom with window to the front aspect, coving, built in wardrobe, exposed floorboards and power points.

BATHROOM- 5'7 (1.71m) x 12'0 (3.67m)

Window to the rear aspect, partially tiled walls, built in cupboard housing the water tank, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower, heated towel rail and exposed floorboards.

GARDEN

Large south facing garden which is mainly laid with lawn, planted shrubs, brick outbuilding and timber fencing.

PARKING

On street parking.