



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Guide Price
£175,000

**14 Reynard Close,
Hutton Cranswick, YO25 9PG**



Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

KITCHEN/DINING AREA- 1310 (4.22m) x 115 (3.49m)

Door and window to the front aspect, coving, inset spotlights, stairs leading to the first floor landing, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, electric oven, gas hob, extractor hood, laminated flooring, radiator and power points.

LOUNGE- 141 (4.30m) x 116 (3.51m)

Spacious living area with French doors and window to the rear aspect, coving, under stairs storage cupboard, gas fireplace with hearth and surround, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 34 (1.03m) x 51 (1.56m)

Window to the side aspect, fitted carpets and power points. There is also access to the loft which is partially boarded with loft ladder.

BEDROOM ONE- 1311 (4.25m) x 114 (3.48m)

Double bedroom with windows to the front aspect, inset spotlights, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 78 (2.34m) x 116 (3.52m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 62 (1.88m) x 510 (1.78m)

Opaque window to the rear aspect, inset spotlights, partially wet wall boarding, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower attachment and glass shower screen, laminated flooring, heated towel rail and extractor fan.

GARDEN

North facing wrap around garden which is fully laid with patio, raised flower beds, fully enclosed and rear gated access.

PARKING

Allocated parking for two cars.

14 Reynard Close, Hutto Cranswick, YO25 9PG

DESCRIPTION

Upgraded and improved by the current vendor, 14 Reynard Close is a beautifully presented two bedroom end terrace. Boasting modern and spacious accommodation, this property would suit a variety of potential buyers and is move in ready. Situated in a highly sought after village, these properties are rarely on the market and benefit from parking, its a must see!

The property briefly comprises:- entrance into a spacious kitchen/diner, lounge, first floor landing with two bedrooms, family bathroom, rear garden and two allocated parking spaces.

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 childrens 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.

