



**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**  
**£175,000**

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



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**Dee Atkinson & Harrison**





# 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.



**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, understairs 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.