

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Manor Close

Cranswick, Driffield, YO25 9HB

Offers In The Region Of £350,000



Council Tax: C



# 4 Manor Close

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## Entrance Hall

Double glazed arched front door, beamed ceiling, tiled flooring, stairs to first floor landing and power points.

## Guest Cloakroom

Tiled flooring, low flush WC, wash hand basin with pedestal and extractor fan.

## Lounge

Double glazed windows to the front and rear aspects, beamed ceiling, log burner feature fireplace, TV point and power points.

## Dining Area

Double glazed window to the front aspect, arched window to the rear aspect, beamed ceiling, integrated speakers and power points.

## Kitchen

Double glazed arched windows to the front and rear aspects, door onto garden, tiled flooring, under floor heating, range of wall and base units with wooden work surfaces, tiled splash back, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood and power points.

## Utility Room

Tiled flooring, under floor manifold, space for washing machine, space for tumble dryer, extractor fan and power points.

## First Floor Landing

Double glazed window to the rear aspect, beamed ceiling and wooden flooring.

## Bedroom One

Double glazed windows to the front and rear aspects, sliding door onto garden, wooden flooring, fitted wardrobes, free standing bath, radiator and power points.

## Bedroom Two

Double glazed windows to the front and rear aspects, beamed ceiling, wooden flooring, radiator and power points.

## Shower Room

Beamed ceiling, wooden flooring, shower cubicle with mains shower, high level flush WC, wash hand basin with pedestal, heated towel rail and radiator.

## Garden

Mainly laid to lawn with plant and shrub borders, pebbled patio area and outside tap.

## Garage

Up and over door with power and lighting.

## Parking

Allocated parking for two vehicles.

A charming village setting that could be the perfect backdrop for your new home. This delightful property boasts 2 reception rooms, 2 bedrooms, and a beautiful garden, offering ample space for comfortable living.

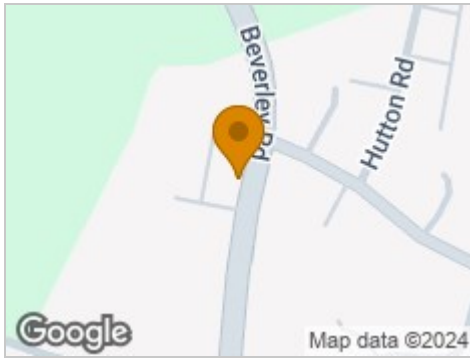
Situated in a tranquil village, this house provides a peaceful retreat from the hustle and bustle of city life. The stunning interior of the property requires no additional work, allowing you to simply move in and start enjoying your new abode.

One of the standout features of this property is the beautiful garden, providing a serene outdoor space where you can relax and unwind. With parking available for up to 3 vehicles, convenience is at your doorstep.

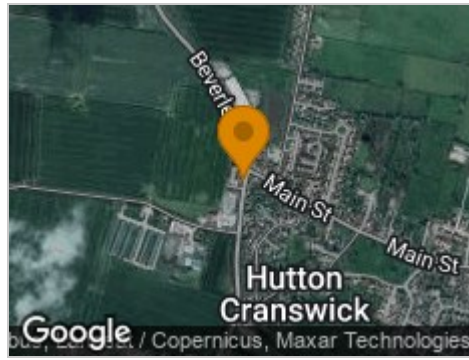
Don't miss out on the opportunity to make this house your home - a peaceful village location, spacious interior, and a lovely garden make this property a true gem in the heart of Cranswick.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 41 Manor Close, Hutton Cranswick, YO25

Approximate Gross Internal Floor Area = 131.7 sq m / 1418 sq ft  
 Garage Area = 24.2 sq m / 261 sq ft  
 Total Area = 155.9 sq m / 1679 sq ft

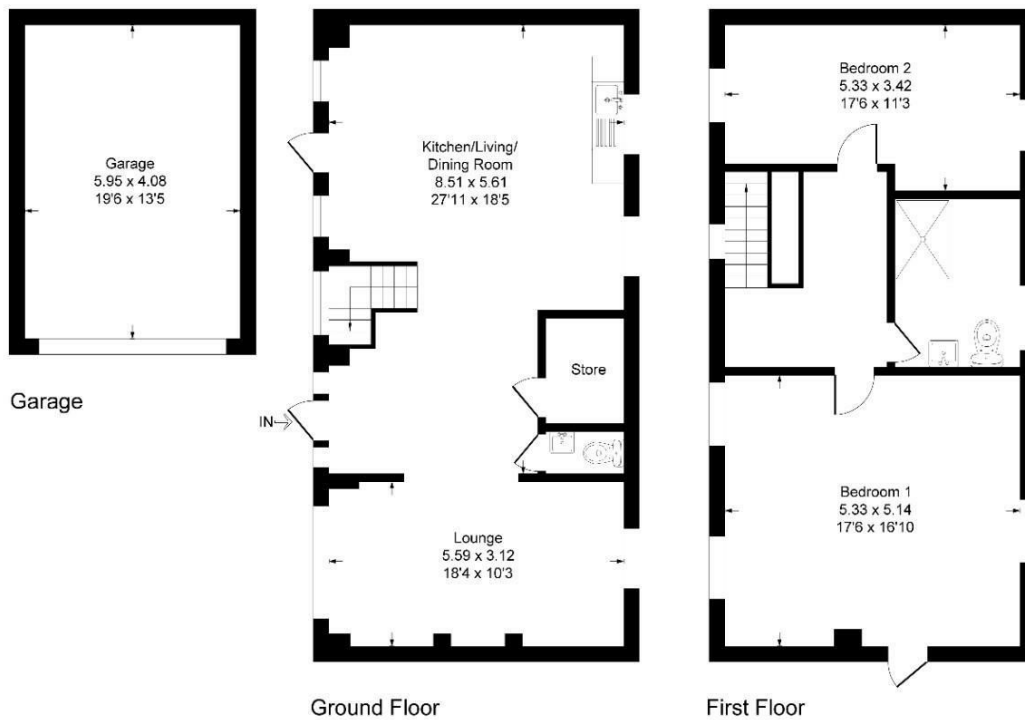
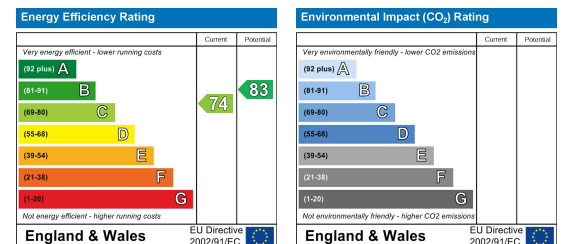


Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.