



**Harnham House, 10 Station Road
Hutton Cranswick, Driffield, East Yorkshire YO25 9QZ**
Offers in the region of £425,000

WP WOOLLEY
& PARKS

*** A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN A HIGHLY REGARDED VILLAGE LOCATION*** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Standing in a convenient position, within the highly regarded and very well-served village of Hutton Cranswick, this attractive DETACHED home is absolutely IDEAL for the growing family! With ample forecourt parking, integral garage and a delightful SOUTH FACING garden, the light and airy accommodation briefly comprises Entrance Hall, Guest Cloakroom, spacious Lounge, Dining Room, Dining Kitchen and Utility Room to the ground floor, with four good Bedrooms, En-suite Shower Room and House Bathroom from the first floor Landing. The property has been beautifully maintained by the current owner and is presented to a wonderful standard throughout, allowing a buyer to move straight in and enjoy! BOOK YOUR VIEWING TODAY!



Location

Hutton Cranswick is a delightful and highly regarded village situated between the popular market towns of Driffield and Beverley, along the A164 road which links the two. The village is well known by it's generous Green, claimed to be the largest in the East Riding, covering some six and a half acres at the centre of the village. The Village Show is held on The Green each July, on the same weekend as 'Cran-bury festival', a beer and music festival organised locally for all residents. There are a range of amenities available, including a public house, convenience store, and a popular farm shop, along with an excellent Primary School. The village boasts a railway station on the East Coast line, along with a regular bus service along the A164.

Entrance Hall 16'6" x 6'7" (5.03m x 2.01m)

An attractive timber panel door, with leaded glass side panel, opens from a recessed porch into a welcoming hallway, with beautiful polished bamboo flooring, ceiling coving, radiator, telephone/media points and a built-in storage cupboard. A straight flight staircase leads off, with a further built-in storage cupboard below.

Guest Cloakroom 9'7" x 2'7" (2.92m x 0.79m)

A most useful convenience features a white suite of WC and wash basin, set within a granite-effect rolled edge worktop with tiled splash back and cabinet below. With ceiling coving, polished bamboo flooring, radiator and a double glazed window.

Lounge 23'10" x 12'9" (7.26m x 3.89m)

A most impressively proportioned main reception room featuring ceiling coving, two radiators, TV points, wall light points and a rear projecting bay with double glazed windows and French doors opening to the garden. A living flame gas fire, set with a granite composite hearth and back with mantelpiece surround, creates and appealing focal point.

Dining Room 12'7" x 9'8" (3.84m x 2.95m)

Double doors open from the Lounge into a versatile second reception room, with ceiling coving, continued polished bamboo flooring, radiator and a double glazed window to the front elevation.

Dining Kitchen 17'7" x 11'6" (5.36m x 3.51m)

A spacious, social hub of the home, smartly appointed with a comprehensive fitment of base, wall and drawer units in a white Shaker finish, with contrasting rolled edge worktops, ceramic one and a half bowl sink and splash back tiling. A brand new 'Kensington' electric range takes pride of place beneath a fitted extractor hood, with an integrated dishwasher and recess spaces for further freestanding white goods. With tiled flooring, ceiling coving, radiator, double glazed window overlooking the garden and French doors opening out.

Utility Room 10'7" x 6'0" (3.23m x 1.83m)

Fitted with a selection of base and wall units matching those of the kitchen, with fitted worktops and a ceramic one and a half bowl sink. With a wall mounted gas central heating boiler, radiator, ceiling coving, tiled flooring and a double glazed window.

First Floor Landing 20'1" x 6'8" (6.12m x 2.03m)

A generous landing features ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation. A loft hatch includes a drop down ladder for convenient access to a generous, partially boarded storage space.

Bedroom 14'9" x 12'7" (4.50m x 3.84m)

A fabulous double room with ceiling coving, fitted carpet, radiator, TV point and a double glazed window to the front elevation.

Bedroom 13'1" x 12'7" (3.99m x 3.84m)

Another excellent double room, with ceiling coving, fitted carpet, radiator, TV point and a double glazed window to the rear elevation.

Bedroom 11'6" x 10'0" (3.51m x 3.05m)

A very comfortable double room, served with an En-suite shower room, with ceiling coving, oak effect laminate flooring, radiator, TV aerial cable and a double glazed window to the rear elevation.

En-suite 10'6" x 6'3" (3.20m x 1.91m)

A wonderfully spacious facility features a white suite comprising shower enclosure, pedestal wash basin and WC, with full wall tiling, chrome towel radiator, ceiling coving, laminate flooring and a double glazed window.

Bedroom 10'6" x 9'9" (3.20m x 2.97m)

A slightly smaller double room, with a built-in airing cupboard, ceiling coving, laminate flooring, radiator, telephone point and a double glazed window to the front elevation.

Bathroom 7'10" x 7'0" (2.39m x 2.13m)

A traditionally styled white suite comprises of a timber panelled bath with shower over and folding glass side screen, pedestal wash basin and a WC. With fully tiled walls, laminate flooring, ceiling coving, chrome towel radiator and a double glazed window.

External

The property is approached via a wide vehicle access in the front boundary wall, onto a generous and attractive block paved forecourt with established planting borders, hedging and a gated side passage through to the rear garden.

Integral Garage 18'0" x 10'4" (5.49m x 3.15m)

With attractive hardwood double doors from the forecourt, integral door from the Entrance Hall, electric lighting and power sockets.

Rear Garden

The rear garden is set within a fenced perimeter, affording a fair degree of privacy, and enjoying a sunny, south-facing aspect. Attractively landscaped, providing a paved patio terrace, lawn and beautifully stocked beds and borders. A timber shed provides useful storage.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - E.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



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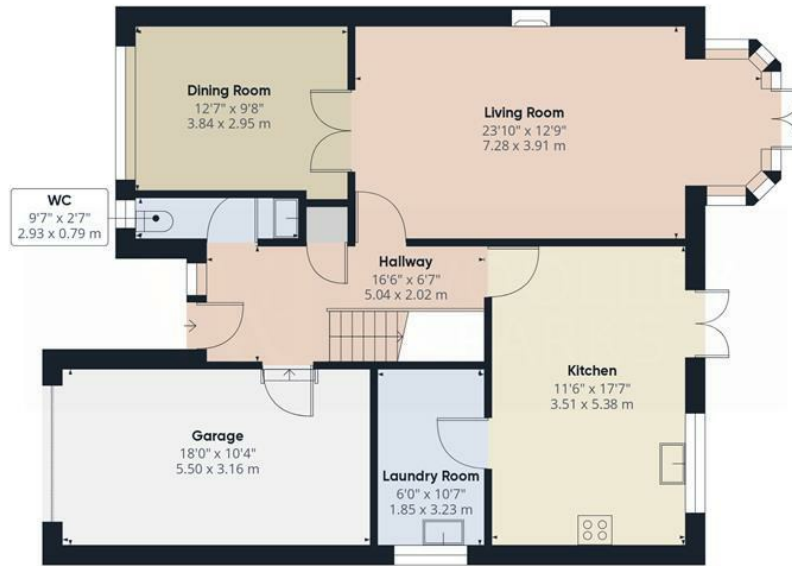


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1844.38 ft²
171.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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