



7 Church Lane
Hutton

YO25 9PS

ASKING PRICE OF

£385,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Church Lane



4



1



2



Off Road
Parking



Gas Central Heating

7 Church Lane, Hutton, YO25 9PS

An extremely versatile detached property, originally built as a bungalow but in more recent years extended to the first floor greatly enhancing the accommodation. The property now includes up to 4 bedrooms in addition to the main lounge, conservatory and kitchen.

The property enjoys a delightful setting in one of the area's most sought after picturesque villages and has views across to the Church. There is off-street parking and single garage plus enclosed area of garden to the rear.

The property itself is well maintained, however, would benefit from upgrading works which will greatly enhance the property and make this a truly special home!

HUTTON

The two separate communities of Hutton and Cranswick are less defined today as the villages have evolved into almost one. Hutton is a small, largely undisturbed, settlement with the Church of St. Peter's being its single amenity. This attracts campanologists from far and wide who come to 'ring the changes'.

Cranswick is nearby with an excellent range of village amenities, including the railway station.



Entrance



Lounge



Lounge



Lounge/Dining Area

Accommodation

RECEPTION HALL

14' 0" x 9' 10" (4.28m x 3m)

A large welcoming Entrance Hall with quarter turn staircase leading off. Radiator.

LOUNGE

29' 8" x 12' 0" (9.06m x 3.68m)

Exceptionally spacious with front facing window and rear facing sliding doors which lead into the conservatory. This is a particularly light and airy room with further windows to the side elevation. Gas fire and radiator.

CONSERVATORY

11' 5" x 10' 10" (3.5m x 3.31m)

With a solid roof enabling all year round use. Offering delightful views over the garden and having double French doors leading to the outside space.

KITCHEN

10' 11" x 11' 10" (3.35m x 3.63m)

Extensively fitted with a range of solid timber units including base and wall mounted cupboards with worktops. Inset sink, space and provision for a cooker, extractor fan and door leading to the exterior.

BEDROOM 1

13' 11" x 11' 11" (4.26m x 3.65m)

Front facing room with side facing windows. Radiator.

BEDROOM 2

11' 10" x 12' 0" (3.63m x 3.67m)

With rear and side facing windows. Radiator.

UTILITY

7' 8" x 3' 5" (2.36m x 1.06m)

With plumbing for an automatic washing machine. Radiator.

BATHROOM

11' 11" x 6' 11" (3.65m x 2.13m)

With panelled bath having a shower over and curtain rail. Low level WC and wash hand basin. Built in storage cupboard. Radiator.

FIRST FLOOR

LANDING

With double cupboard.

BEDROOM 3

18' 2" x 11' 11" (5.56m x 3.65m)

With a side facing window. Radiator.



Conservatory



Kitchen



Bedroom



Bedroom

BEDROOM 4

18' 7" x 11' 9" (5.68m x 3.59m)

With side facing window. Radiator.

BATHROOM

With suite comprising panelled bath, wash hand basin and low-level WC plus separate shower enclosure. Radiator.

OUTSIDE

The property stands back from the roadside behind a lawned garden. There is a side drive which provides vehicular access and parking.

To the rear of the property is an area of mature garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Bathroom



Landing



Bedroom



Bedroom

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

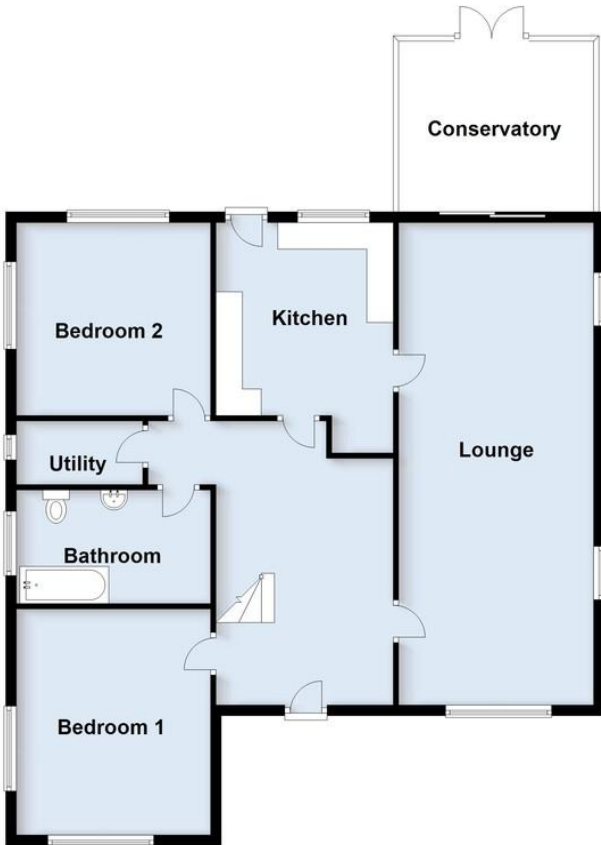
Regulated by RICS



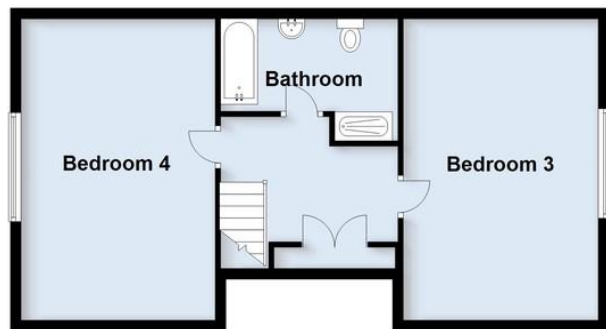
First Floor Bathroom

The stated EPC floor area, (which may exclude conservatories),
is approximately 179 sq m

Ground Floor



First Floor



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