



1 Reynard Close  
Hutton Cranswick  
YO25 9PG

ASKING PRICE OF

**£150,000**

1 Bedroom Semi-detached bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Detached single garage



1



1



1



Detached  
Garage



Gas Central Heating

## 1 Reynard Close, Hutton Cranswick, YO25 9PG

**A rare opportunity to purchase a competitively priced semi-detached bungalow in a cul-de-sac development.**

The property requires some internal upgrading, however, is a modern property built around the millennium by a local developer. It benefits from gas-fired central heating as well as uPVC double glazing and has had a large conservatory/garden room added to the rear which creates an additional living space.

The bungalow enjoys a wide open plan frontage and also includes a detached garage. To the rear of the property is an enclosed area of garden.

### CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.



Lounge



Kitchen



Bedroom



Conservatory

## Accommodation

### ENTRANCE HALL

With built-in cupboard. Radiator.

### LOUNGE

12' 4" x 10' 8" (3.77m x 3.27m)

With front facing window and fire surround having provision for a gas living flame fire. Coved ceiling. Radiator.

### KITCHEN

11' 3" x 6' 7" (3.45m x 2.03m)

With range of fitted kitchen units that include base cupboards with drawers and worktops along with wall mounted cupboards to match. Electric integrated oven and gas four ring hob with pull-out extractor. Inset sink with single drainer and base cupboard beneath. Radiator and ceramic tiled floor.

### BEDROOM

11' 8" x 10' 0" (3.58m x 3.05m)

Radiator. French doors which lead into:

### GARDEN ROOM/CONSERVATORY

13' 9" x 11' 5" (4.2m x 3.49m)

A very generously proportioned room, with glazing to all sides, radiator and French doors leading out onto the garden.

### WET ROOM

Fully tiled and featuring a Quadrant shower enclosure, pedestal wash hand basin and low-level WC. Radiator.

### OUTSIDE

The property enjoys a wide frontage onto Reynard Close with open plan front garden. This extends to a single garage and parking space with block paved drive. To the rear of the bungalow is a block paved area of courtyard garden with side planted borders. There are various raised beds and timber shed.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 40 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.



Shower Room



Outside

## 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 A.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## 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.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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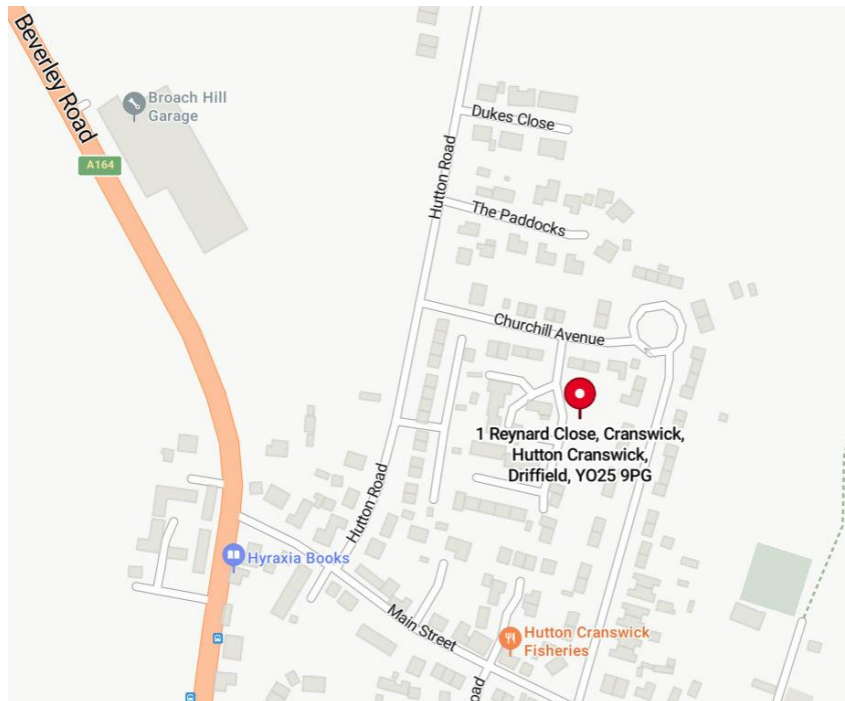
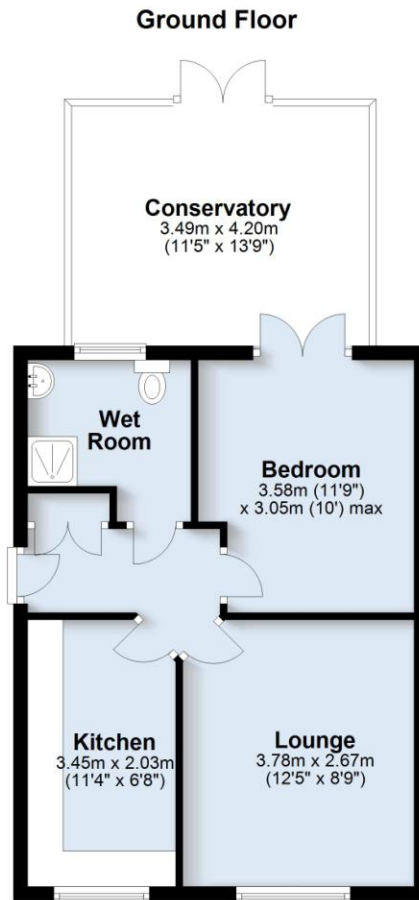
\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ulllyotts.

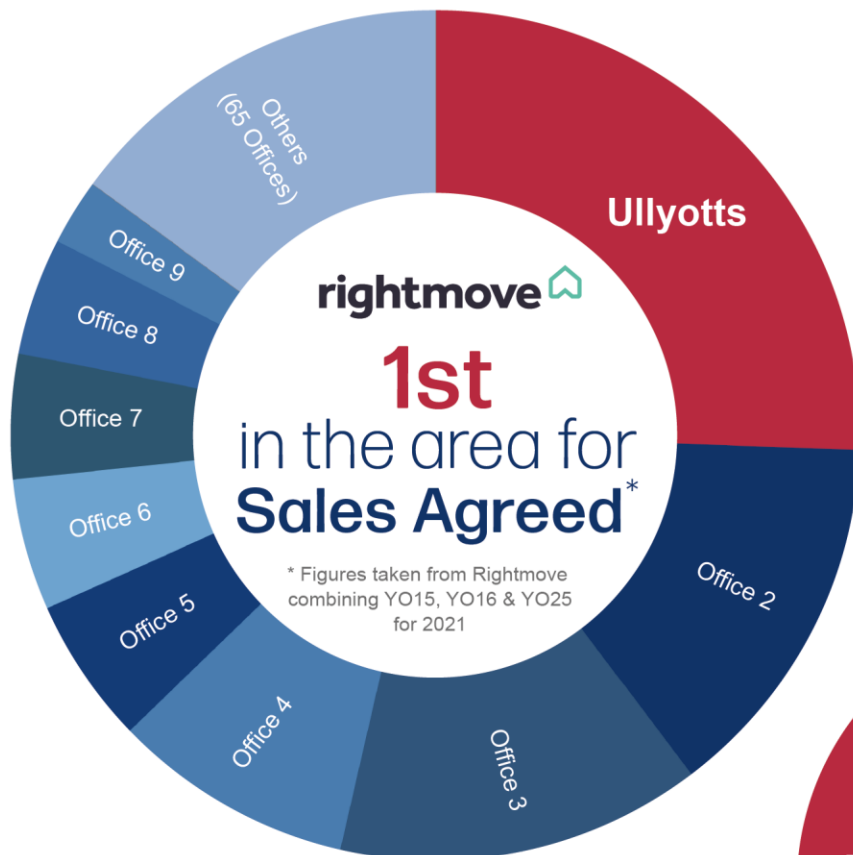
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 40 sq m





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