



4 Cross Keys Court  
Hutton Cranswick  
YO25 9NA

ASKING PRICE OF

**£145,000**

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

### 4 Cross Keys Court, Hutton Cranswick, YO25 9NA

A rare opportunity to acquire a modern two bedroom home set within a smart cul-de-sac development which forms part of the popular village of Cranswick. The property is centrally situated within a short walk of the village amenities which include village shop, post office, butchers and Public House. It is also very close to the picturesque Village Green.

The accommodation on offer includes spacious front facing lounge, modern fitted kitchen and separate utility room plus cloakroom and WC. The first floor provides two good-sized bedrooms along with house bathroom.

#### 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



Bathroom

## Accommodation

### ENTRANCE INTO:

#### LOUNGE

18' 4" x 11' 3" (5.6m x 3.45m)

With front facing window and straight flight staircase leading off to the first floor having an under stairs storage cupboard. Fitted laminate flooring. Two radiators.

#### KITCHEN

11' 3" x 6' 9" (3.43m x 2.07m)

Fitted with a range of modern kitchen units including base, wall and drawer units along with integrated worktops. One and a half bowl stainless steel sink with base cupboards beneath and integrated appliances which include electric oven and hob with cooker hood over. Ceramic floor tiles. Radiator.

#### UTILITY

5' 8" x 5' 4" (1.74m x 1.63m)

With space and plumbing for automatic washing machine, ceramic tiled floor and door leading out to the garden.

#### WC

With low level WC and pedestal wash hand basin. Ceramic tiled floor. Radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12' 0" x 9' 2" (3.67m x 2.81m)

With front facing window and built in range of wardrobes plus under stairs storage cupboard. Radiator.

#### BEDROOM 2

11' 3" x 7' 0" (3.44m x 2.14m)

With rear facing window. Radiator.

#### BATHROOM

With suite comprising panelled bath, low level WC and pedestal wash hand basin. Plumbed-in shower with side shower screen. Fully wet walled and ladder style radiator.

#### OUTSIDE

The property stands back behind an area of forecourt. To the rear of the property is an area of artificial lawned garden. There is also a garden shed.

Allocated parking is available within the cul-de-sac.





Bedroom 1



Bedroom 2



Rear Garden

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 57 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 B.

**ENERGY PERFORMANCE CERTIFICATE**

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

C. 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?**

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

### **VIEWING**

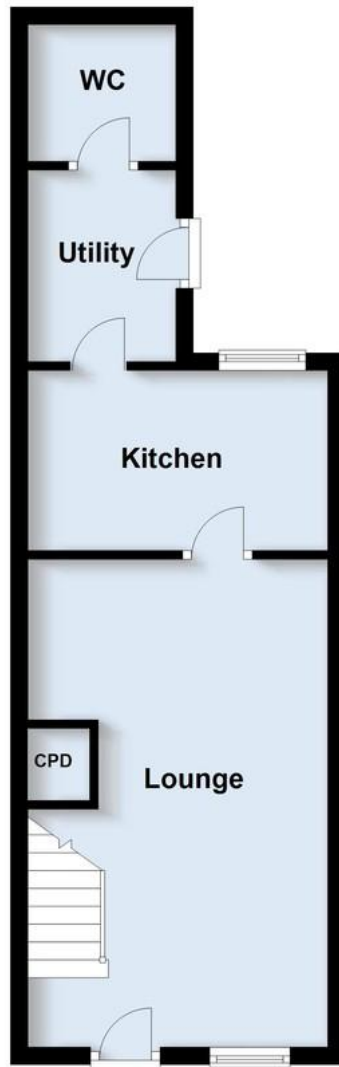
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 57 sq m

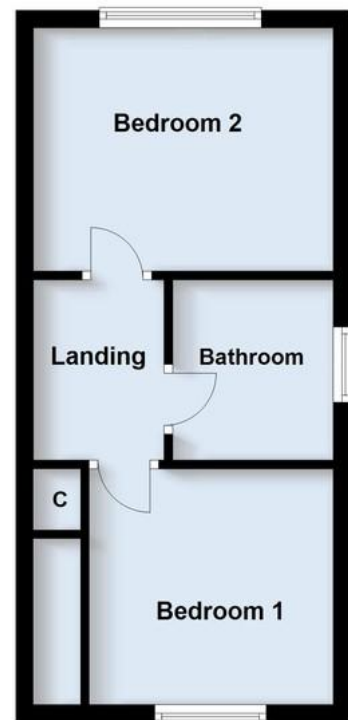
### Ground Floor

Approx. 33.4 sq. metres (359.8 sq. feet)

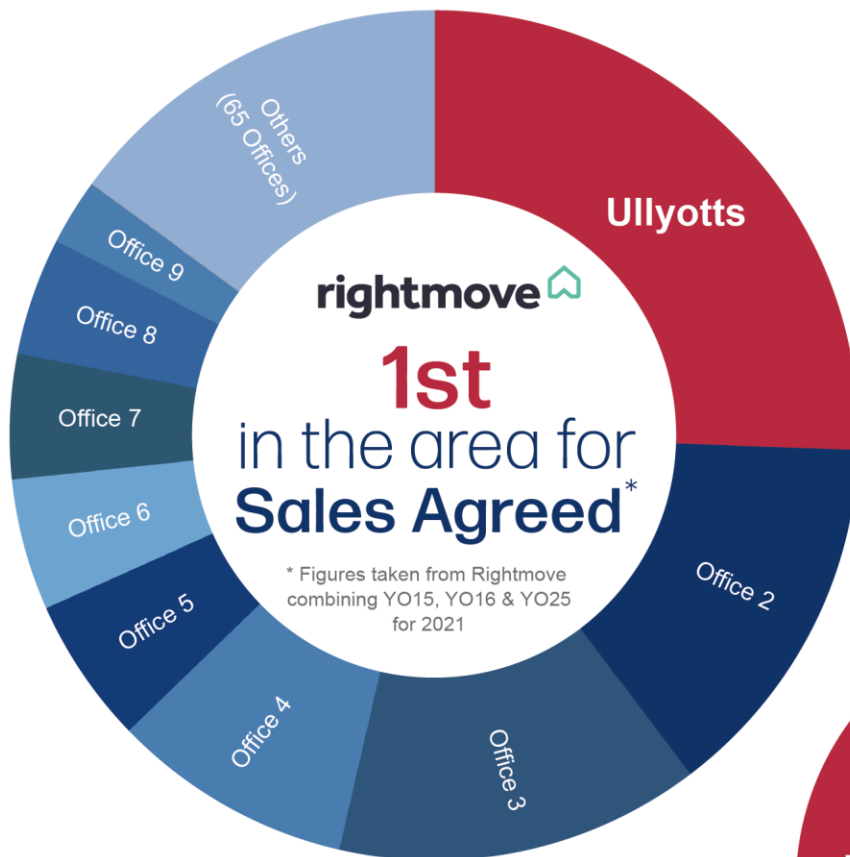


### First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



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