



4 Cross Keys Court  
Hutton Cranswick  
YO25 9NA

ASKING PRICE OF

**£145,000**

**2 Bedroom Semi-Detached House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456



Lounge - Virtually staged

 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



Lounge



Kitchen



Kitchen

## 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.



Utility



Cloakroom WC



Landing



Bedroom 1 - Virtually staged

## 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

Band B.

## ENERGY PERFORMANCE CERTIFICATE

Rating C.

## 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?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

## VIEWING

Strictly by appointment with Ulllyotts.  
Regulated by RICS





Bedroom 1



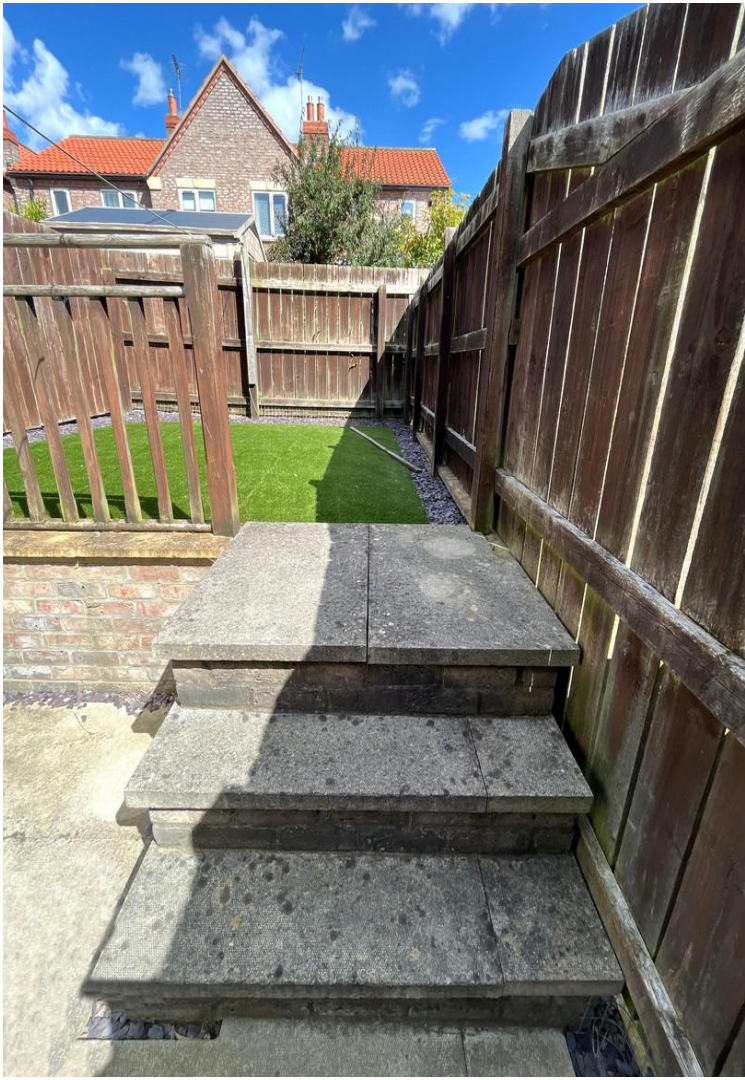
Bedroom 2 - Virtually staged



Bedroom 2



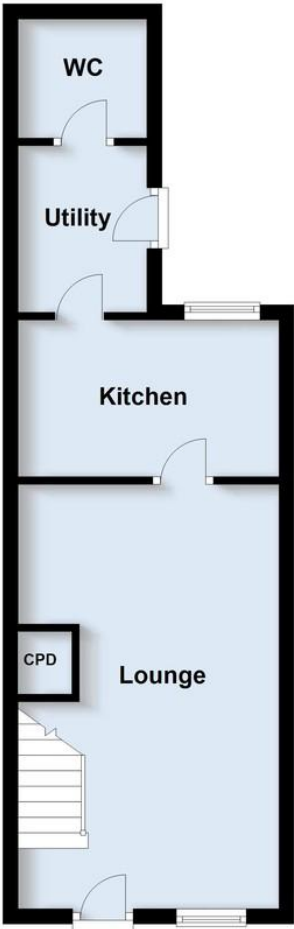
Bathroom



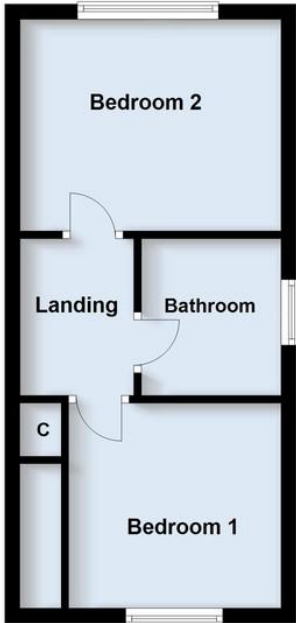
Garden

The digitally calculated floor area is 52 sq m (562 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**  
Approx. 33.4 sq. metres (359.8 sq. feet)



**First Floor**  
Approx. 26.8 sq. metres (288.4 sq. feet)







▪ Est. 1891 ▪  
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