



Byways  
18 Howl Lane  
Hutton, YO25 9QA

ASKING PRICE OF

**£295,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden



2



1



1



Off Road  
Parking



Electric Heating

## Byways, 18 Howl Lane, Hutton, YO25 9QA

An established detached bungalow located within a quiet and much sought-after village setting on a good-sized plot. The bungalow not only provides extensive off-street parking to the front, including garage, but also has an additional space to the side which could accommodate a caravan, motorhome etc.

The bungalow itself is in need of general modernisation and updating, however, its crowning glory is the rear garden which is very extensive and mature.

The accommodation on offer includes spacious lounge, conservatory, fitted kitchen two bedrooms and bathroom.

Modernisation works are likely to include a full re-decoration of the bungalow, re-fitting of kitchen and bathroom, installation of an updated heating system and general other works.

### 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 Hall



Lounge



Lounge



Conservatory

## Accommodation

### ENTRANCE HALL

Accessed via a small porch and featuring two large double cupboards.

### LOUNGE

19' 11" x 12' 0" (6.09m x 3.66m)

Well lit by windows to the front side and rear. Fireplace in situ plus electric heater. Access leading into:

### CONSERVATORY

13' 8" x 11' 3" (4.17m x 3.44m)

With views over the garden and doors leading to the exterior.

### KITCHEN

12' 0" x 9' 0" (3.68m x 2.75m)

Fitted range of traditionally styled kitchen units including base and wall mounted cupboards with panelled doors, integrated electric oven and hob, space and plumbing for automatic washing machine plus inset sink. Rear facing window overlooking the garden.

### BEDROOM 1

12' 6" x 13' 1" (3.82m x 4m)

With front facing window and fitted range of wardrobes. Electric heater.

### BEDROOM 2

12' 9" x 9' 6" (3.89m x 2.9m)

With rear facing window and electric heater.

### BATHROOM

With corner bath, pedestal wash hand basin and low-level WC. Half tiled walls.

### OUTSIDE

The property stands back from the road behind an expansive front garden. This is predominantly lawned with a side planted border. There is an attractive brick block paved drive which covers most of the frontage of the property and provides car parking, in addition to a single garage. There is also an additional space to the side of the bungalow which could accommodate a caravan, motorhome et cetera. This is currently a car port.

To the rear of the property is an extensive area of garden, shaded pink on the plan which features rolling lawns with established planted borders.

### FLOOR AREA

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





Kitchen



Bedroom



Bedroom



Bathroom

### CENTRAL HEATING

The property benefits from electric heating.

### 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 C.

### ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

### 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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### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

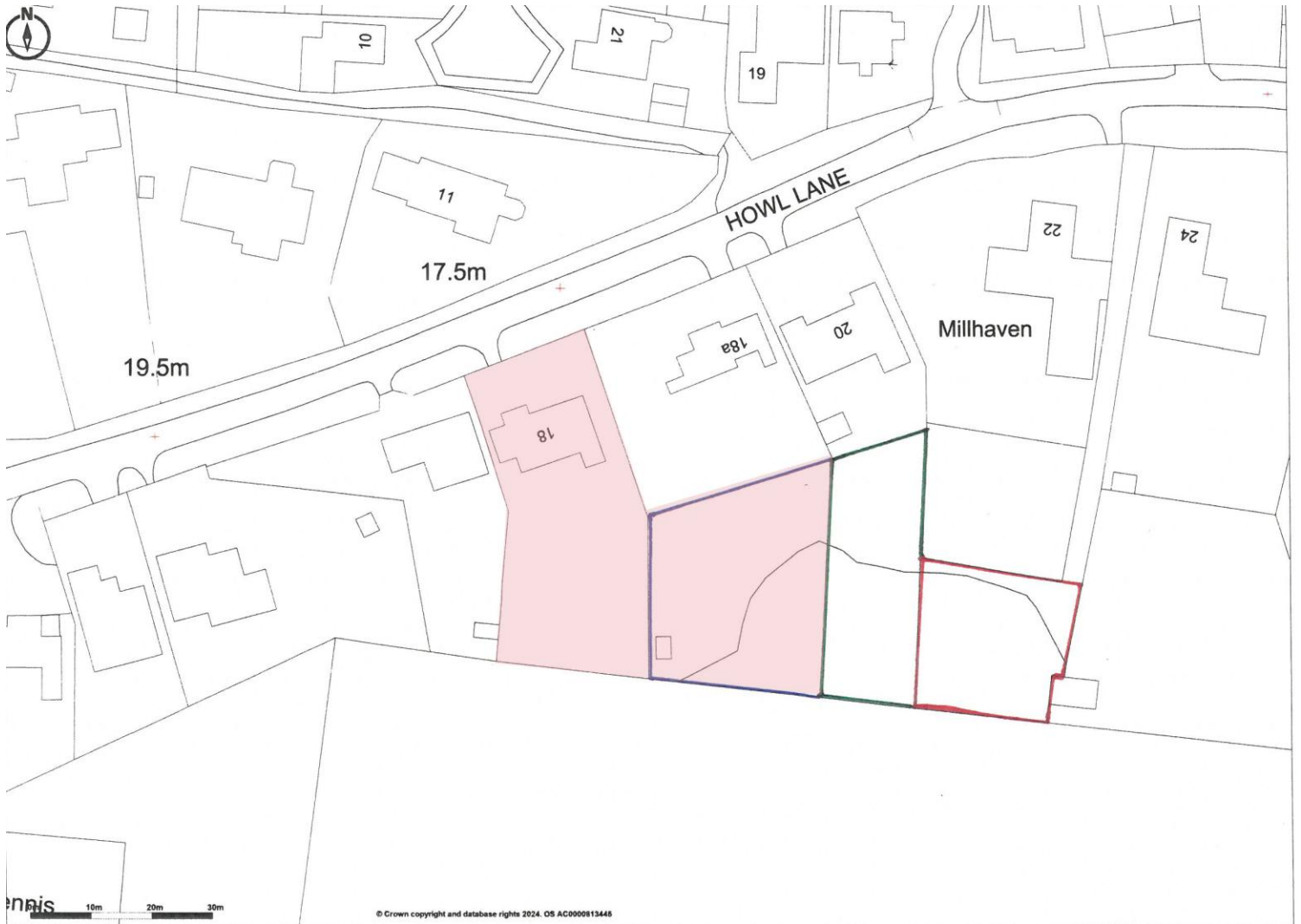




Garden



Garage with CarPort

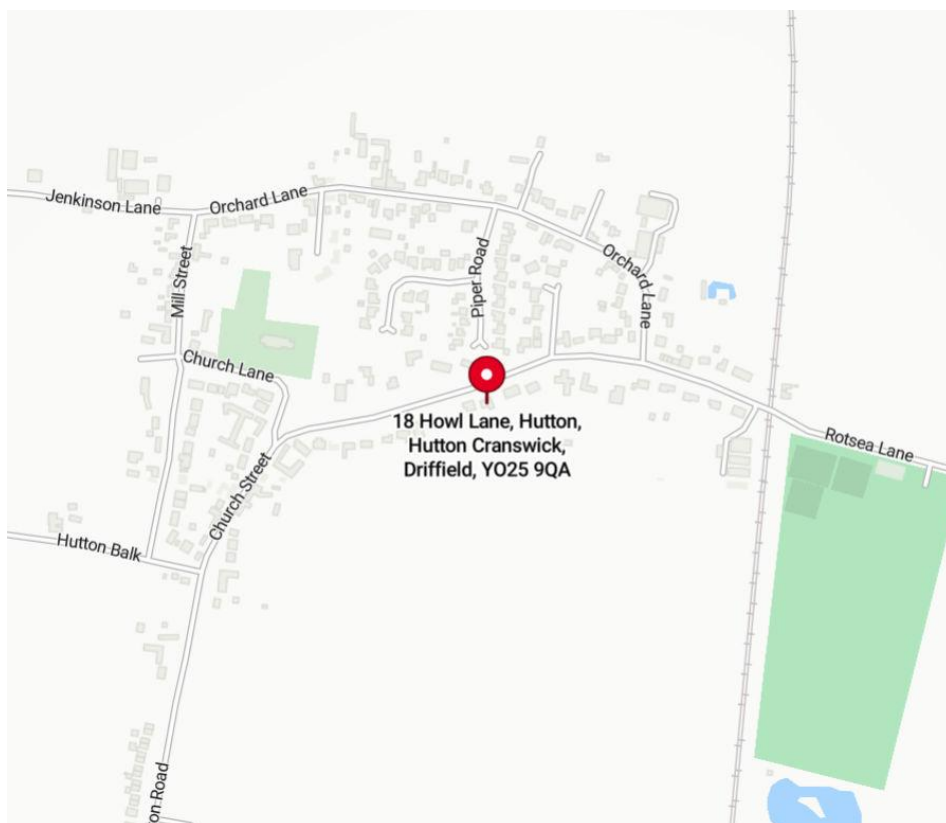
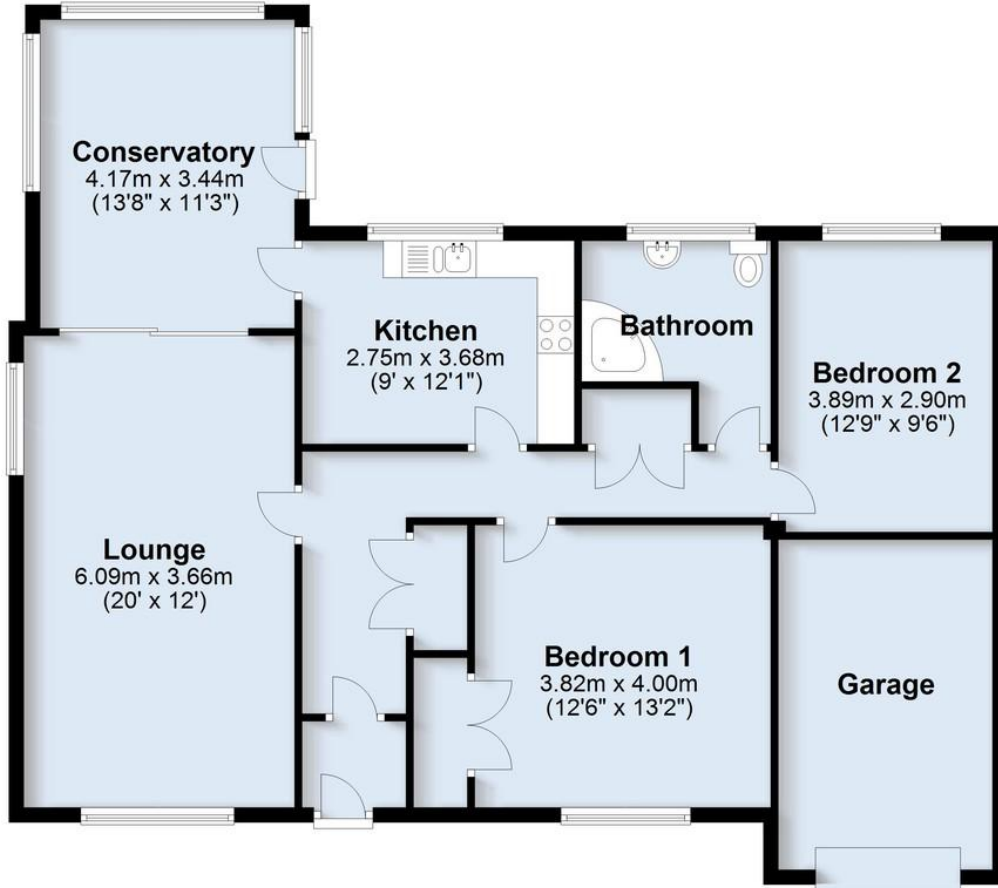


Site plan

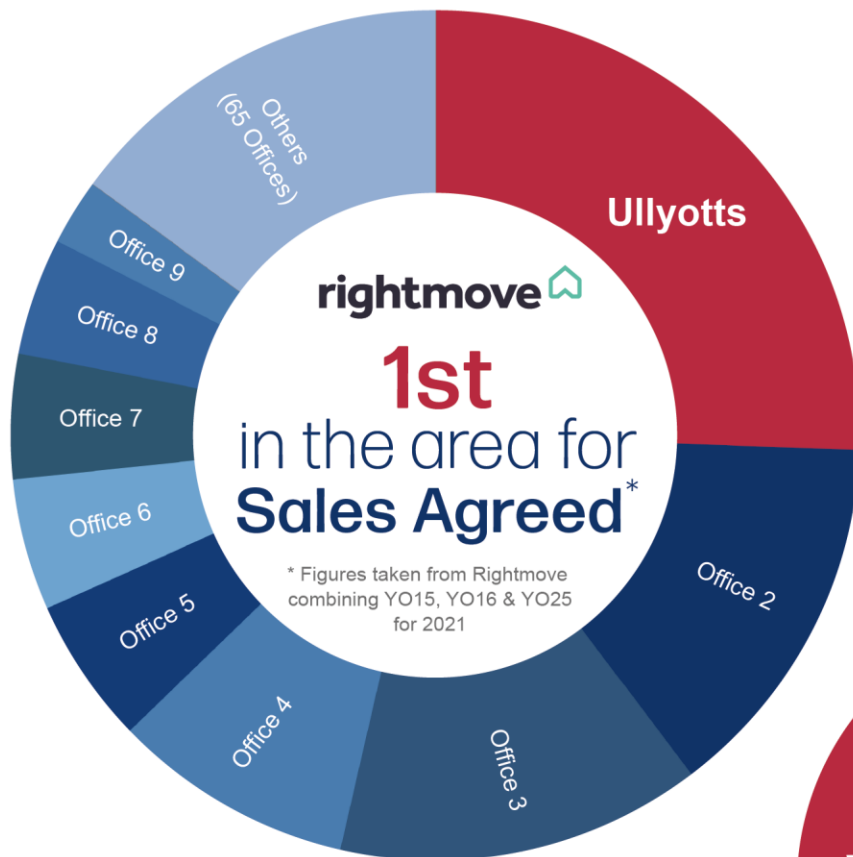
The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

### Ground Floor

Approx. 111.6 sq. metres (1200.9 sq. feet)



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