



22 Mill Street  
Hutton

YO25 9PU

OFFERS OVER

£200,000

3 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





front view



3



2



2



Garage



Oil Central Heating

## 22 Mill Street, Hutton, YO25 9PU

A substantial detached house in need of a comprehensive programme of modernisation and refurbishment standing on an elevated plot within this much sought-after quiet village setting. The accommodation on offer includes two main reception areas, kitchen and separate utility room plus ground floor WC, three bedrooms and bathroom with separate WC but buyers may choose to change this layout to be more appropriate to their own requirement.

Make no mistake, a comprehensive programme of improvement is required to this property and this would include installation of a new central heating system, new windows, re-fitting of kitchen and bathrooms, flat roof work, some replastering, potential electrical work along with the usual redecoration and completion tasks.

The property benefits from off-street parking fire a sloping drive and this leads to a single garage and being on a corner plot, gardens surround this property, particularly to the front and side.

### 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.





Lounge



Kitchen



Dining room



Utility

## Accommodation

### ENTRANCE HALL

A large, spacious reception hall giving access to the kitchen and lounge and having a staircase leading off.

### LOUNGE

21' 8" x 12' 5" (6.62m x 3.81m)

A spacious, L-shaped room incorporating a dedicated dining room and having a large front facing window. Opening into:

### DINING ROOM

9' 10" x 13' 6" (3.01m x 4.12m)

with the rear facing window.

### KITCHEN

18' 4" x 10' 7" (5.6m x 3.24m)

Fitted with a basic range of kitchen units. Radiator.

### UTILITY ROOM

11' 10" x 8' 10" (3.63m x 2.7m)

with door to rear.

### WC

With low level WC

### LANDING

### BEDROOM 1

12' 5" x 9' 7" (3.8m x 2.94m)

with side facing window and built-in range of wardrobes.

### BEDROOM 2

12' 5" x 10' 1" (3.81m x 3.08m)

with front facing window

### BEDROOM 3

10' 7" x 11' 5" (3.25m x 3.49m)

With side facing window.



w/c



Landing



Bedroom 1



Bedroom 2

## BATHROOM

With two-piece sweet including bath and wash basin plus separate shower

## SEPERATE WC

with low-level WC.

## OUTSIDE

the property stands on a corner plot in an elevated position and as such, has gardens to the front side and rear. There is a sloping drive leading of Mill Street to a single garage.

## CENTRAL HEATING

Oil Fired heating throughout

## 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.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - AWAITING

## SERVICES

Water and electric services are available at the property.





Bedroom 3



Bathroom



w/c



Side Elevation

### 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.

### VIEWING

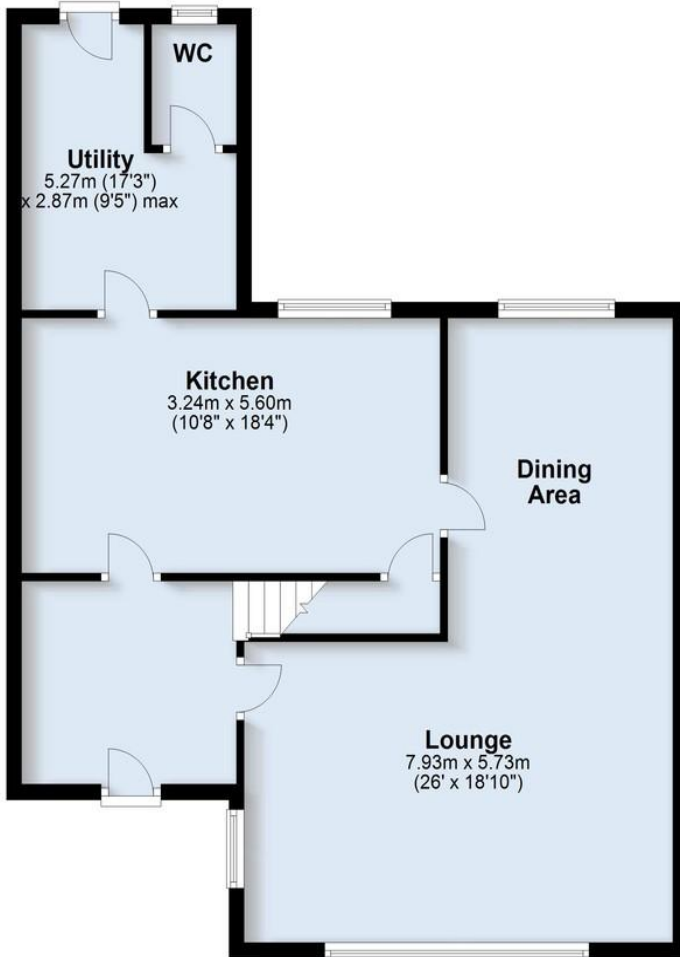
Strictly by appointment with Ulllyotts 01262 401 401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately (awaiting EPC)

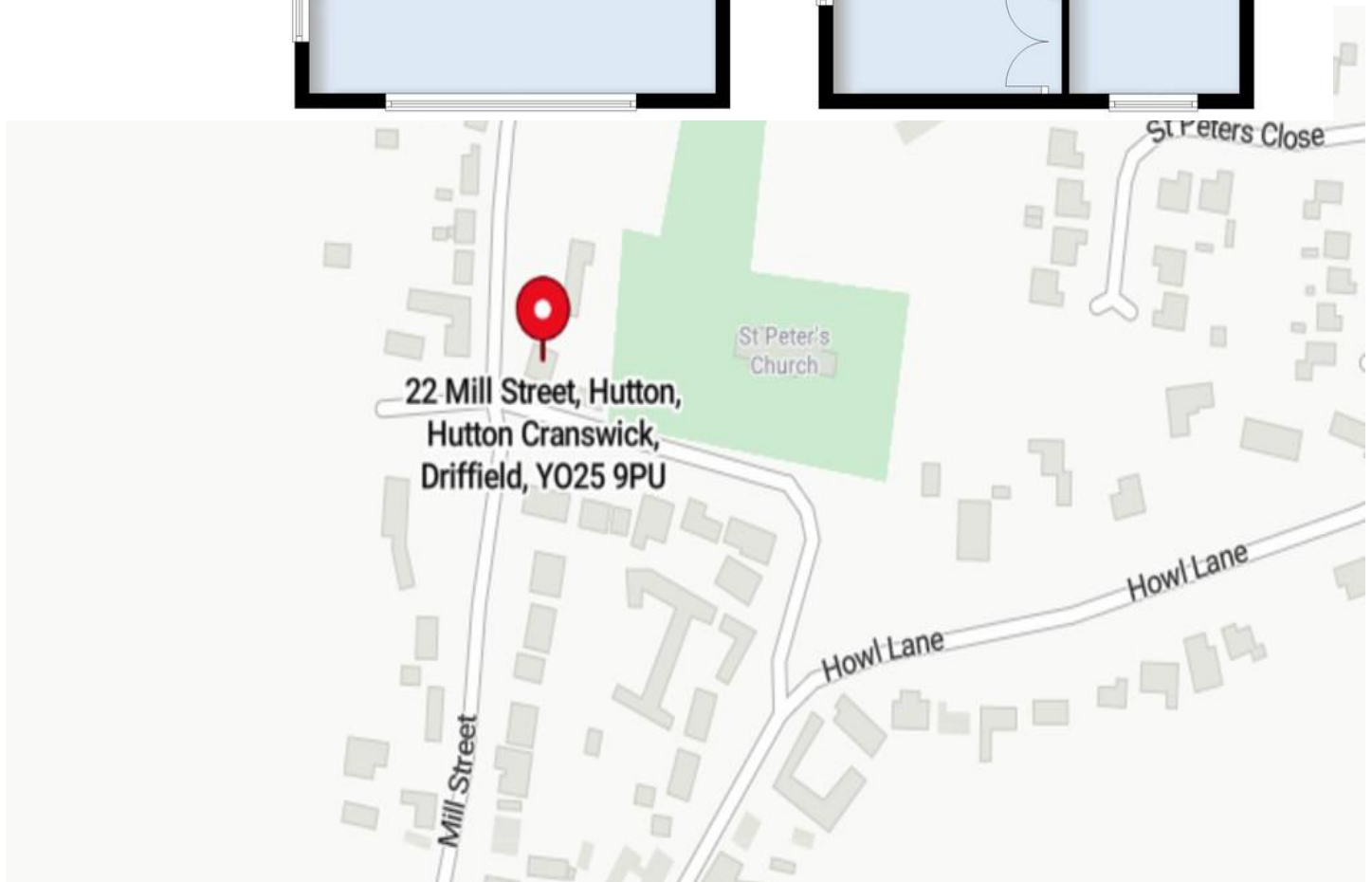
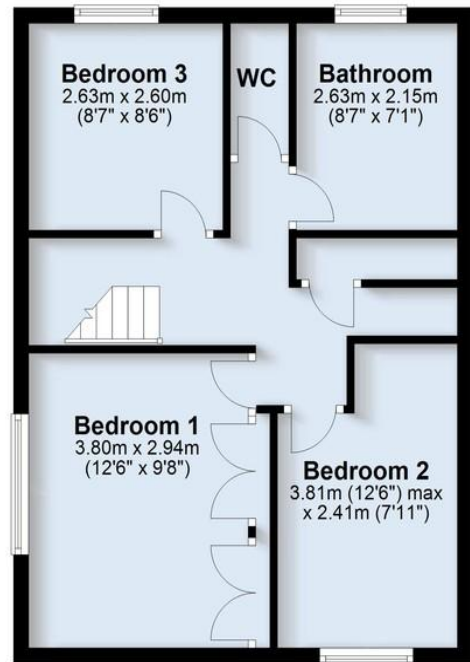
### Ground Floor

Approx. 76.1 sq. metres (819.4 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



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EST 1891



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