



17 The Green  
Cranswick  
YO25 9QS

GUIDE PRICE

**£100,000**

1 Bedroom Mid Terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation



1



1



1



On Road  
Parking



No Central Heating

## 17 The Green, Cranswick, YO25 9QS

**A rare opportunity to purchase, what is a delightful cottage,** overlooking the Village Green in need of complete modernisation and upgrading and as such this property provides an opportunity to create a truly characterful home in a great setting!

**Make no mistake, a full programme of work is required to this property, but this type of property certainly becomes rarely available.**

The Village Green setting of this cottage offers views over this attractive space and, also across towards Main Street. There is a garden to the rear of the property along with an outhouse, again in need of considerable work but offers the potential to complement the traditional cottage nature of the home.

### 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.





Kitchen



Lounge



Lounge with stairs to first floor



Bedroom

## Accommodation

### ENTRANCE INTO:

#### LOUNGE

12' 1" x 11' 3" (3.7m x 3.44m)

With a front facing window and staircase leading off to the first floor. Fireplace with inset stove.

#### KITCHEN

12' 1" x 7' 4" (3.7m x 2.26m)

Fitted with a basic range of kitchen units. Door to the rear.

#### FIRST FLOOR

#### LANDING

#### BEDROOM

11' 3" x 10' 11" (3.45m x 3.35m)

With front facing window and built-in cupboards to alcoves.

#### BATHROOM

With three-piece suite comprising panelled bath, wash hand basin and low-level WC.

### OUTSIDE

The property is located adjacent to the Village Green with pedestrian access to the front. There is also an area of garden to the rear with outhouse.

### FLOOR AREA

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

### CENTRAL HEATING

No central heating in the property.

### DOUBLE GLAZING

No double glazing in the property.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

Mains water, electricity and drainage. Gas available in the village of Cranswick.





Garden and Outhouse

#### **COUNCIL TAX BAND**

Band A.

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

#### **VIEWING**

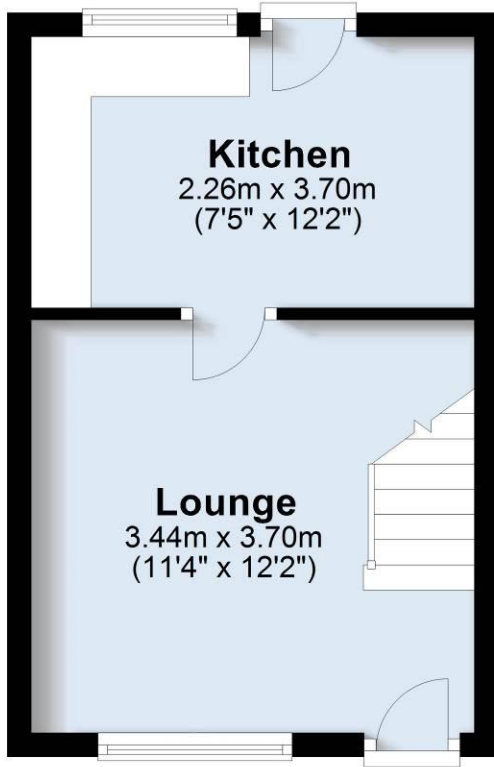
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

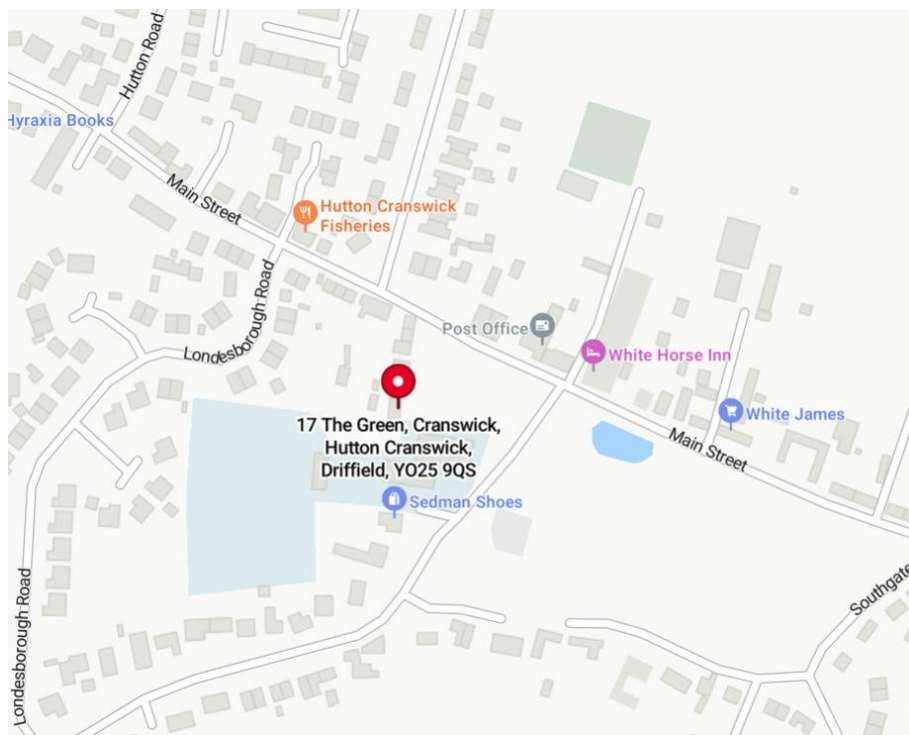
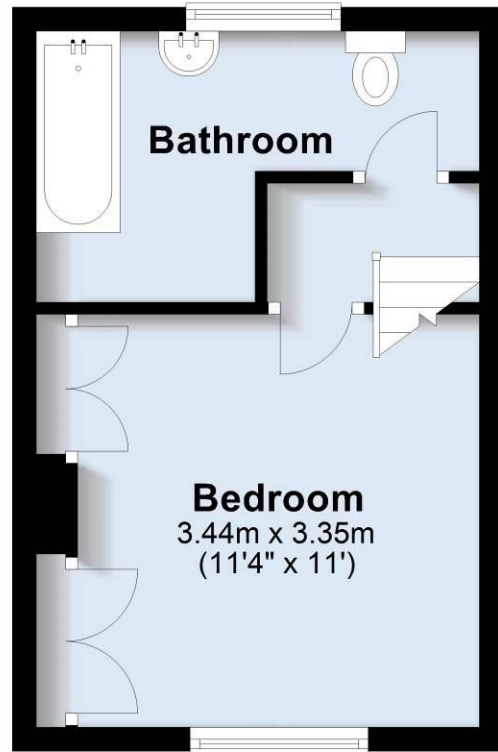
### Ground Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



### First Floor

Approx. 21.4 sq. metres (230.8 sq. feet)







# Why Choose Ulllyotts?



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