



31 Howl Lane
Hutton

YO25 9QB

ASKING PRICE OF

£135,000

2 Bedroom Mid-Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



On Road
Parking



Gas Central Heating

31 Howl Lane, Hutton, YO25 9QB

A beautifully appointed cottage representing a rare opportunity to acquire a delightful piece of this popular, picturesque village at a relatively modest price!

The cottage could suit a variety of purchasers including first-time buyers, singles and couples looking for characterful accommodation with attractive features including solid fuel stove, a real focal point of the lounge which also features a beamed ceiling. The kitchen is open plan and well fitted and includes integrated appliances.

There is a master bedroom on the first floor with second bedroom, or study, plus well-fitted shower room.

There is no garden to this property, however, there is an outside store.

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



Kitchen



Kitchen

Accommodation

ENTRANCE INTO:

LOUNGE

12' 11" x 12' 2" (3.96m x 3.71m)

With feature fireplace housing a log burning stove. Beamed ceiling and staircase leading off to the first floor. Opening into:

KITCHEN

12' 11" x 11' 1" (3.96m x 3.38m)

With window to the rear aspect and stable door feature to the exterior. Beamed ceiling and fitted range of wall and base units with roll top work surfaces. Splash back tiling and plumbing for automatic washing machine. Ceramic sink with single drainer and space for a fridge freezer. Integrated electric oven and hob. Radiator.

FIRST FLOOR

BEDROOM 1

12' 11" x 9' 3" (3.96m x 2.84m)

With front facing window and access to loft. Radiator.

BEDROOM 2

With rear facing window. Radiator.

SHOWER ROOM

With beautifully fitted suite comprising low-level WC and wash hand basin with vanity unit. Shower enclosure with electric shower, fully tiled walls and exposed timber flooring. Chrome heated towel radiator.

OUTSIDE

The property is built flush to the pavement behind a grassed verge. Owners of this property have often used this frontage as an attractive outside seating area. There is no garden allocated to the property, however, there is a brick built outbuilding.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 51 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



Bedroom



Bedroom

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.



Shower Room

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

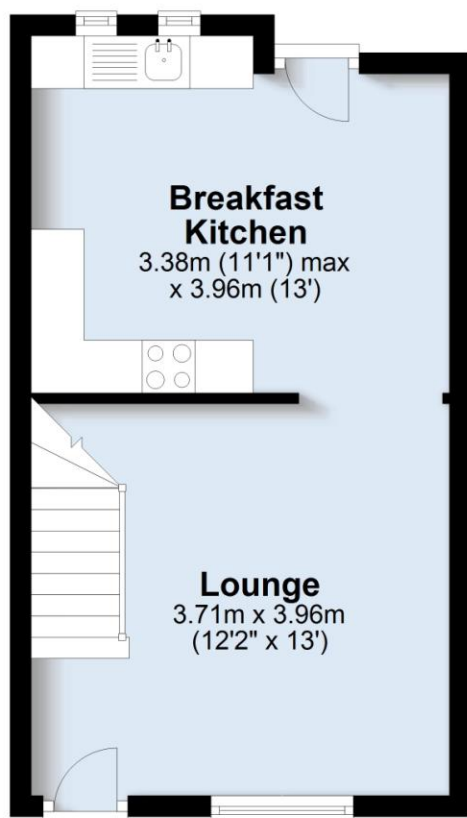
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 51 square metres

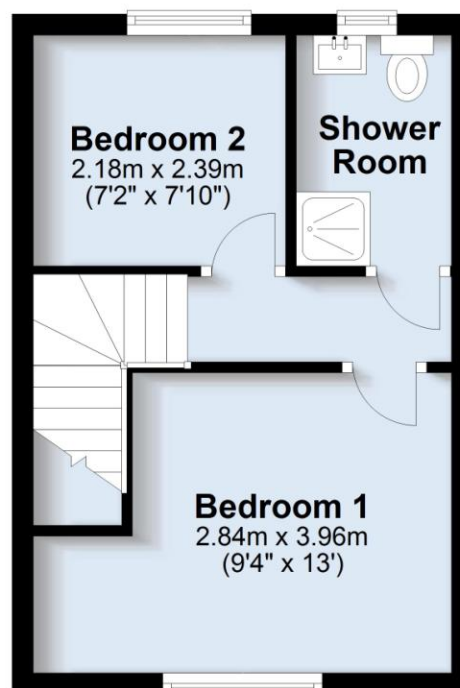
Ground Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.7 sq. feet)



Why Choose Ulllyotts?



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- ✓ **Competitive Fees**
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