



101 Main Street
Cranswick
YO25 9QY

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Off Road
Parking



Gas Central Heating

101 Main Street, Cranswick, YO25 9QY

Rarely available and much sought after, this is an established semi-detached bungalow located close to the heart of this popular village which is well served by local amenities.

The bungalow provides larger than normal accommodation which includes good-sized lounge, kitchen, two bedrooms and shower room. It is located on an attractive plot with gardens front and rear with a particular feature of the rear garden being a row of pleached trees which formed the rearmost boundary.

The property has been partially re-decorated and carpeted prior to sale, however, we are sure that the buyers would feel the need to upgrade some of the fixtures and fittings in due course.

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



Kitchen



Kitchen 2



Shower Room

Accommodation

ENTRANCE LOBBY

With further access into:

LOUNGE

15' 0" x 12' 0" (4.58m x 3.67m)

With front facing window. Wall hung electric fire plus timber mantle. Radiator.

KITCHEN

10' 9" x 8' 6" (3.3m x 2.61m)

Fitted with a range of modern styled kitchen units finished with glossy white doors and chrome handles including base and wall mounted cupboards, ceramic sink with single drainer and mixer tap, space and provision for a gas and electric cooker, space for a refrigerator and space and plumbing for automatic washing machine. Side door.

INNER HALL

SHOWER ROOM

With large walk-in shower, vanity wash hand basin and low-level WC. Chrome heated towel radiator.

BEDROOM 1

14' 5" x 9' 10" (4.41m x 3.02m)

With rear facing window. Radiator.

BEDROOM 2

10' 7" x 10' 2" (3.24m x 3.12m)

With rear facing window. Radiator.

OUTSIDE

The property stands back from the road behind its own front garden. There is a gated vehicle access which leads to a side drive which provides parking.

To the rear of the property is an area of predominantly gravelled garden which also includes a paved patio. Timber shed and summerhouse plus fenced perimeter boundary also featuring pleached trees.

FLOOR AREA

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

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Bedroom

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.

VIEWING

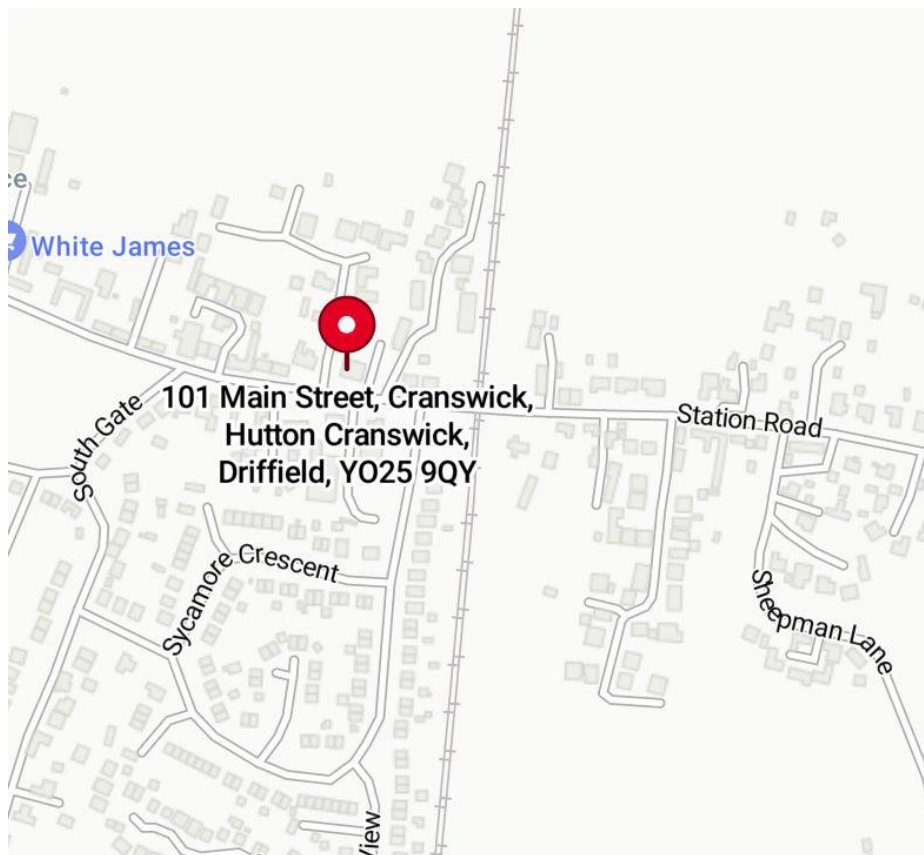
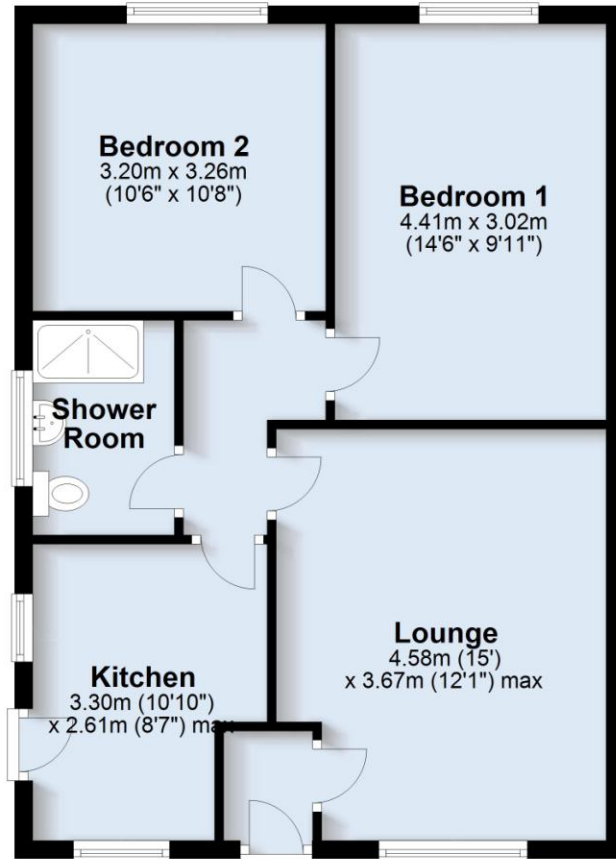
Strictly by appointment with Ulyyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 59 square metres.

Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Ulllyotts

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations