



19 Reynard Close  
Hutton Cranswick  
YO25 9PG

ASKING PRICE OF

**£170,000**

2 Bedroom End Terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Conservatory



2



1



1



Allocated  
Parking



Gas Central Heating

19 Reynard Close, Hutton Cranswick, YO25 9PG

**A FABULOUS MODERN HOME** which has been customised to great effect by the seller and now boasts a spacious kitchen which has been extensively fitted with a contemporary range of kitchen units, attractive rear facing lounge plus conservatory and ground floor WC. The first floor provides two bedrooms along with house bathroom whilst externally, there is a very attractive, enclosed secluded garden - a real oasis!

The property is located within a cul-de-sac setting of both houses and bungalows and benefits from an allocated car parking space to the rear.

**This really is a property ready for immediate occupancy and is a real credit to the current seller!**

#### 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.



Entrance Hall



Kitchen



Lounge



Bedroom

## Accommodation

### ENTRANCE INTO:

#### KITCHEN

13' 11" x 11' 3" (4.25m x 3.44m)

Having been made open plan to great benefit, the kitchen is fitted out with a range of contemporary kitchen units finished with sleek handles and including a wealth of integrated appliances including electric oven and grill plus gas hob and extractor over. One and a half bowl stainless steel sink and base cupboards. Coved ceiling. Radiator.

#### LOUNGE

13' 11" x 11' 4" (4.25m x 3.46m)

With rear facing French doors leading into the conservatory. Gas fire with traditional surround. Coved ceiling. Radiator.

#### CONSERVATORY

12' 5" x 8' 10" (3.8m x 2.7m)

With views over the garden. Radiator.

#### CLOAKROOM/WC

With low level WC and pedestal wash hand basin.

### LANDING

#### BEDROOM 1

13' 11" x 11' 3" (4.25m x 3.45m)

With front facing window and built-in storage cupboard over the stairs.

#### BEDROOM 2

11' 5" x 7' 4" (3.48m x 2.26m)

With rear facing window. Radiator.

#### BATHROOM

With three-piece suite comprising panelled bath having a shower over with glass side screen. Low-level WC and pedestal wash hand basin. Radiator.

#### OUTSIDE

The property is set back from the road behind a front facing forecourt. To the rear is a secluded expanse of garden featuring lawn, side borders and also including a timber shed. There is an allocated car parking space.

#### FLOOR AREA

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

From



Bedroom

### 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

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 (to be confirmed).

### 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 Ulllyotts.

Regulated by RICS



Bathroom

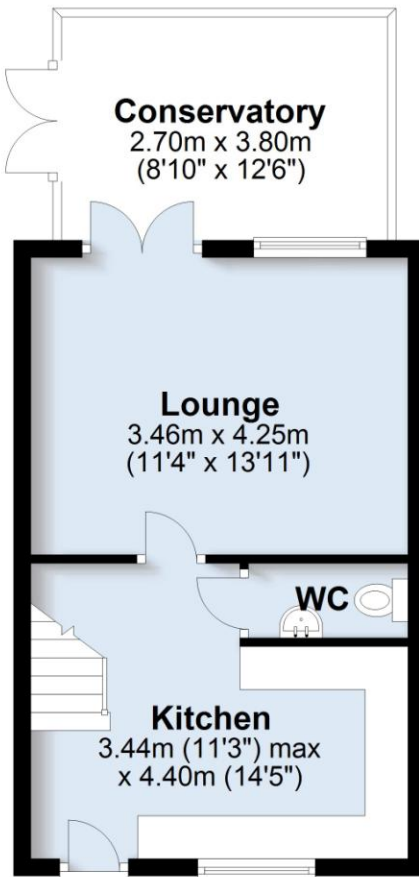


Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately 60 square metres.

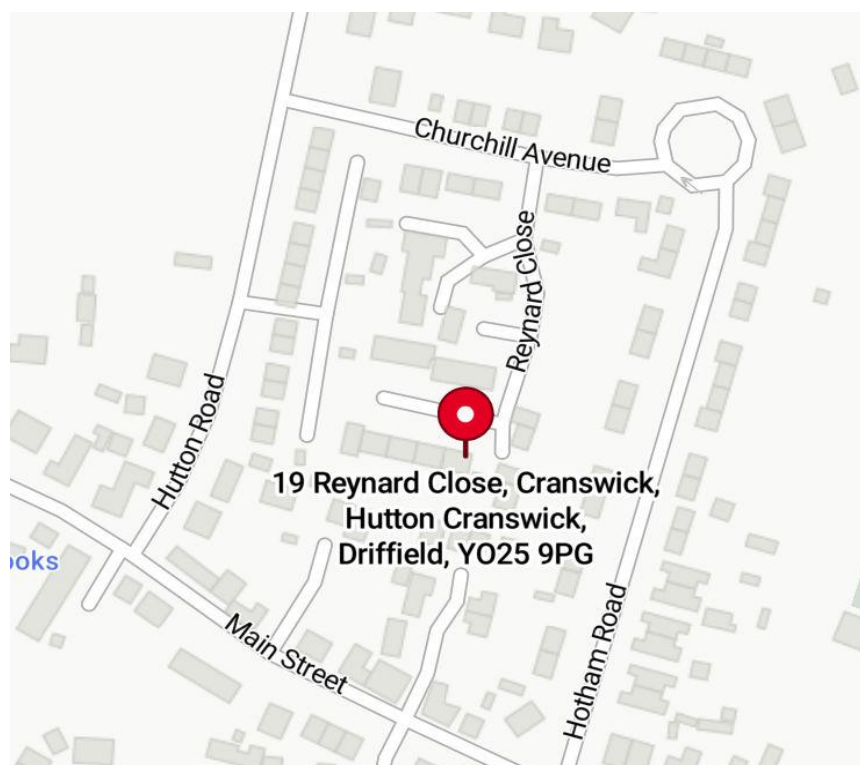
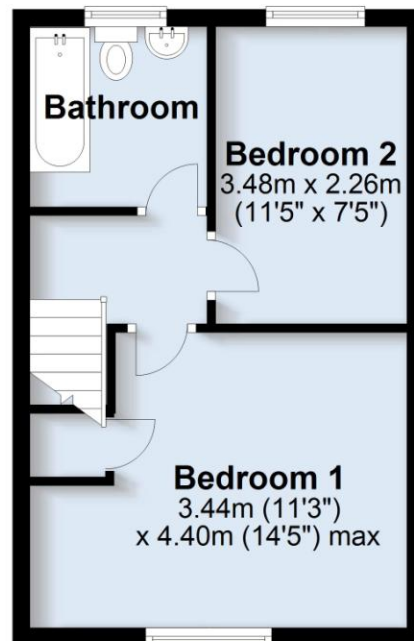
## Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



## First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)





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EST 1891



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