



12 Sycamore Crescent
Hutton Cranswick
YO25 9QJ

ASKING PRICE OF

£210,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

12 Sycamore Crescent, Hutton Cranswick, YO25 9QJ

An established semi-detached house within a popular village setting, ideal for families by virtue of the three double bedrooms it provides on the first floor. In addition to this, the accommodation also includes spacious bathroom plus lounge with dining area and entrance porch which is often used as an office plus kitchen and dining area.

The property is presented to a good standard throughout including a modern kitchen plus bathroom and provides the usual conveniences such as centrally heated accommodation that is also double glazed.

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



Lounge



Kitchen



Kitchen Utility

Accommodation

ENTRANCE

Into:

LOBBY/STUDY

A potential room in its own right but equally, is often removed in total in this type of property to create an extra large lounge and dining area.

LOUNGE/DINER

18' 3" x 15' 8" (5.58m x 4.80m)

With front facing window, gas fire within a traditional fireplace (back boiler heats radiators). Coved ceiling and dado rail. Radiator.

Staircase leading off to the first floor.

BREAKFAST KITCHEN

18' 3" x 9' 7" (5.58m x 2.94m)

Extensively fitted with a modern range of kitchen units finished with distinctive dark doors in a Shaker finish including base and wall mounted cupboards. Electric oven and grill plus gas fired hob with extractor over. Space and plumbing for automatic washing machine and walk-in understairs storage.

CONSERVATORY

12' 10" x 11' 7" (3.92m x 3.55m)

A very spacious room featuring double French doors directly out onto the garden plus additional single door to the side.

FIRST FLOOR

LANDING

BEDROOM 1

13' 11" x 8' 7" (4.25m x 2.64m)

With front facing window and built-in wardrobe having double doors.

BEDROOM 2

9' 6" x 8' 8" (2.92m x 2.65m)

With rear facing window and double wardrobe. Radiator.

BEDROOM 3

10' 8" x 9' 4" (3.26m x 2.86m)

With built-in range of wardrobes and front facing window. Radiator.



Conservatory



Bathroom



Bedroom



Bedroom

BATHROOM

Suite comprising bath with curved edge and shower over. Glass side screen, wash hand basin and low level WC.

OUTSIDE

The property is set back from the road behind a deep frontage with extensive front garden. There is a side drive which leads to a single garage. To the rear of the property is an enclosed area of garden which is predominantly laid to lawn whilst also having side mature hedged boundary.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 87 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

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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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

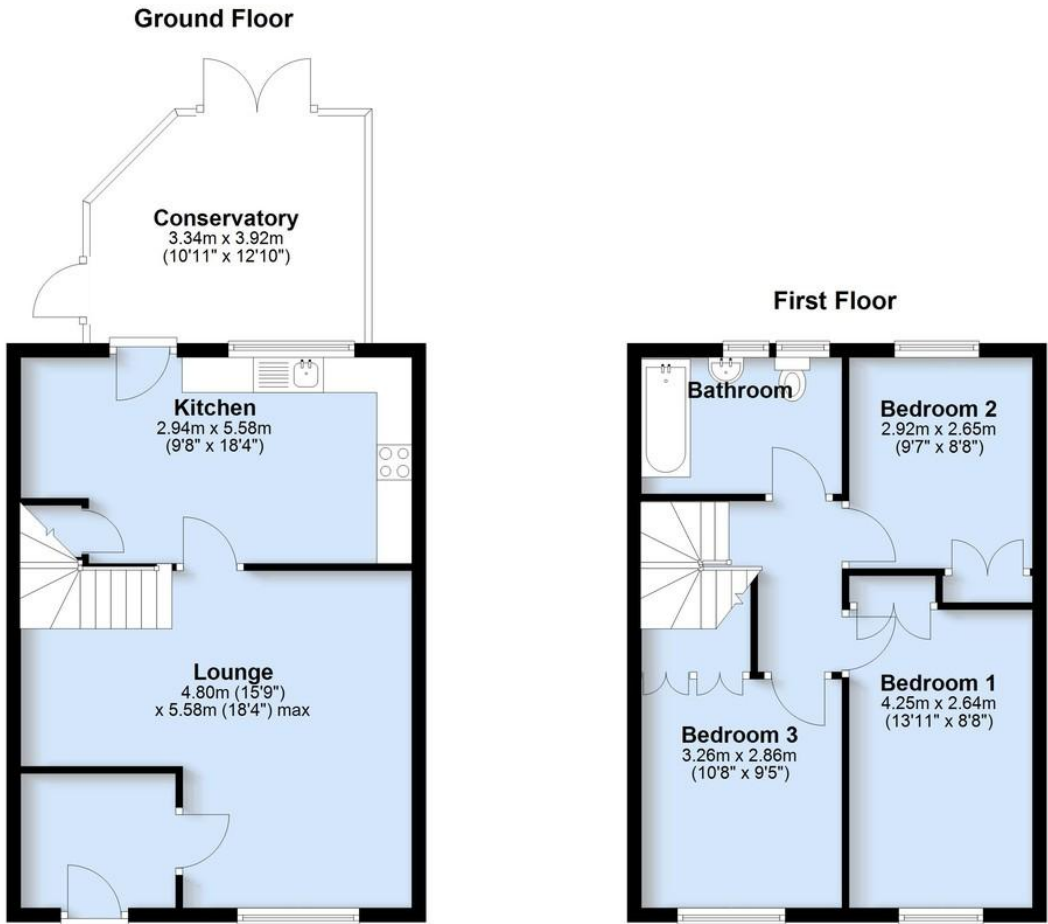


Bedroom

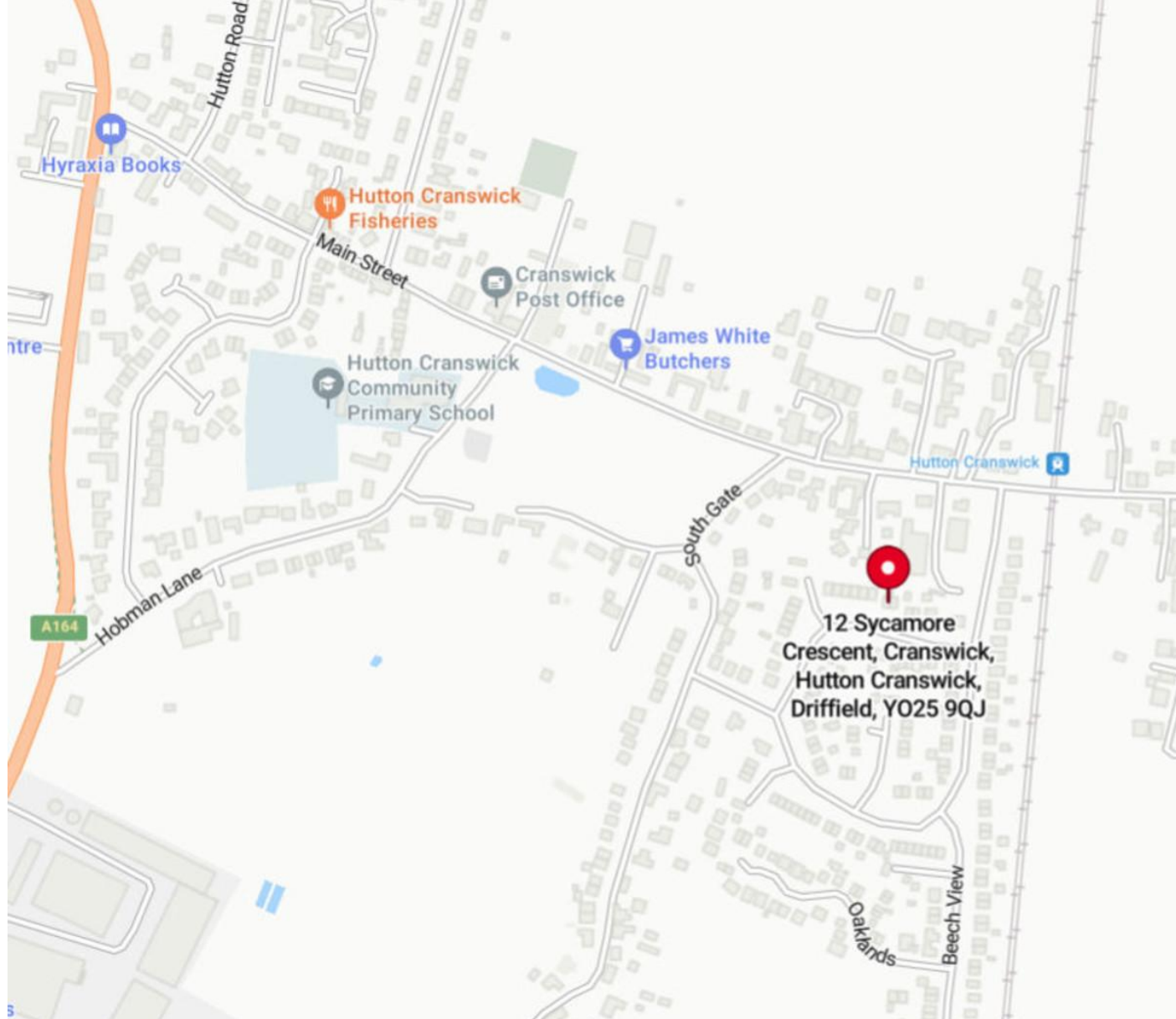


Rear Elevation

The digitally calculated floor area is 87 sq m (936 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



12 Sycamore Crescent, Cranswick



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