



30 Laburnum Avenue
Cranswick
YO25 9QH

ASKING PRICE OF

£220,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Off Road
Parking



Gas Central Heating

30 Laburnum Avenue, Cranswick, YO25 9QH

Located within the ever popular village of Hutton Cranswick, this is an established semi-detached house which are extremely popular with families and first time buyers, by virtue of the provision of three double bedrooms on the first floor. The main living space includes lounge with dining area and well fitted kitchen. This has been further enhanced by a front extension which enlarges the main entrance for the house and also provides a ground floor WC.

The bathroom is also smartly presented, whilst externally there are good sized gardens to the front as well as low maintenance garden with astroturf to the rear.

There is off-street parking to the side and this leads to a single garage.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Living Room



Living Room



Kitchen



Kitchen

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

This is a large and spacious area which is often used for either storage or a small office. It has a window through to the main living room. Radiator.

CLOAKROOM/WC

With side window, low level WC and wash hand basin. Radiator.

LIVING ROOM

18' 2" x 15' 7" (5.56m x 4.75m)

With front facing window, feature living flame fire set into the chimney breast and coved ceiling. Radiator.

Plenty of space for a dining area and staircase leading off to the first floor.

KITCHEN

18' 4" x 9' 3" (5.60m x 2.83m)

With large built-in understairs storage cupboard and being fitted with a wealth of contemporary styled units including

base and wall mounted cupboards finished with Shaker style doors and coordinating worktops. Integrated appliances include an electric oven plus electric microwave, gas fired hob with extractor over and concealed dish washer. Coved ceiling.

French doors leading out onto the rear garden and contemporary vertical style radiator.

FIRST FLOOR LANDING

BEDROOM 1

13' 9" x 8' 9" (4.21m x 2.69m)

With built-in wardrobe. Coved ceiling. Radiator.

BEDROOM 2

9' 4" x 8' 7" (2.85m x 2.62m)

With rear facing window. Radiator.

BEDROOM 3

12' 7" x 9' 2" (3.85m x 2.81m)

With front facing window. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

BATHROOM

With suite comprising panelled bath, vanity wash hand basin and encased cistern WC, separate walk-in shower area with mains shower. Fully tiled walls.

OUTSIDE

The property stands back from the road behind its own front garden that is predominantly gravelled. There is an attractive block paved side drive with block paving extending to the front of the house and this leads to a single garage.

To the rear of the property is an enclosed area of garden featuring patio, raised deck area and astroturf lawn. Garden Shed.

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 (awaiting assessment).

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.

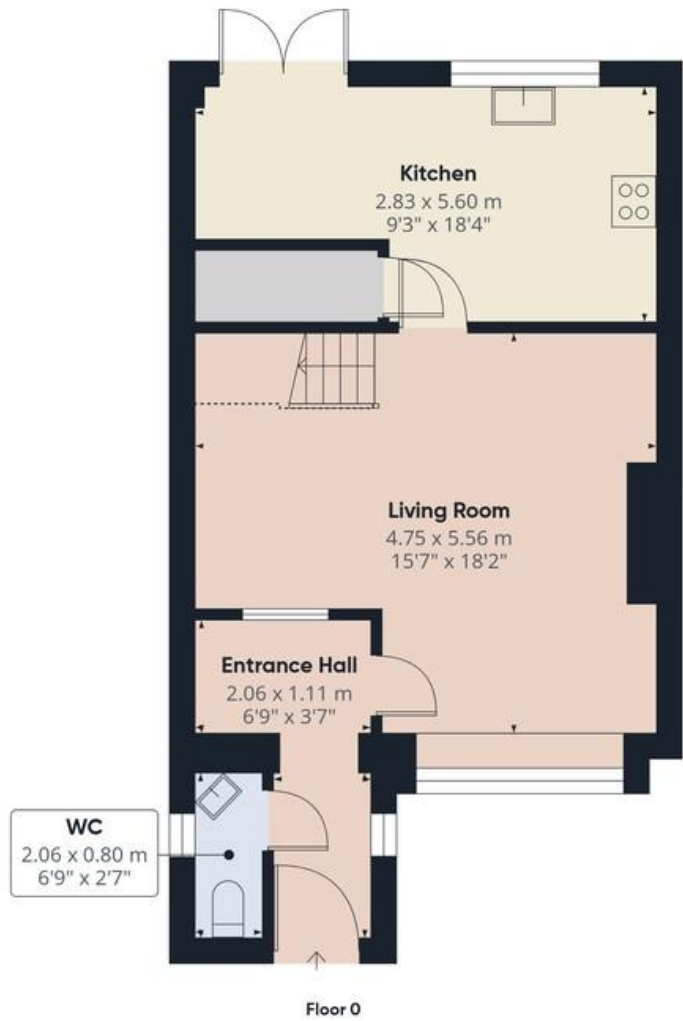
VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS



Patio

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.





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