



‘Wolds View’
Orchard Lane
Hutton, YO25 9PZ

ASKING PRICE OF

£395,000

3 Bedroom Detached Bungalow



Garden



3



1



1



Double
Garage



Electric Heating

‘Wolds View’ Orchard Lane, Hutton, YO25 9PZ

Standing on the fringe of the picturesque village of Hutton, this property provides beautifully maintained accommodation which is truly within a "move-in" condition with the added, and rare, attraction of a double garage along with good off-street parking.

The accommodation itself features a fairly versatile range of rooms which could be used for up to three bedrooms supplementing the lounge and dining area, or alternatively a dedicated dining room or study could be created, if required.

The bungalow is light and airy with the kitchen being well fitted and giving access directly into the conservatory - a great place from where to enjoy the established garden!

The garden itself features mature shrubs and other planting and creates huge interest but gives scope to create a more formal garden, if required.

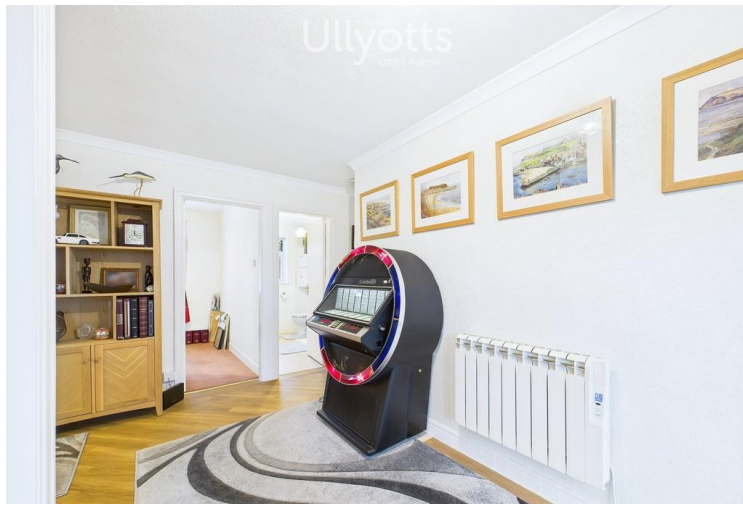
The bungalow also enjoys a Solar PV system which not only

provides a proportion of the electricity demand of the property but also gives the home owner a financial payment under the feed-in tariff. As such, running costs of the bungalow, in terms of heating and hot water, are relatively low.

In summary, this is a bungalow which should certainly be a consideration when buyers are looking for a secluded setting yet within convenient access of local facilities along with that all important double garage.

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.



Entrance Hall



Lounge and Dining Room



Lounge and Dining Room



Kitchen

Accommodation

ENTRANCE HALL

A very light and airy entrance to the property featuring wall hung electric heater and wood effect flooring. Coved ceiling.

CLOAKS/WC

5' 5" x 2' 10" (1.66m x 0.87m)

With low level WC and pedestal wash hand basin.

LOUNGE WITH DINING AREA

22' 3" x 13' 2" (6.79m x 4.03m)

With wood burning stove within a modern fireplace featuring a brickwork back. Front facing window with open aspect beyond. Wall light points and coved ceiling. Electric heater.

Rear facing window to the dining area with views onto the garden.

CONSERVATORY

11' 5" x 7' 8" (3.48m x 2.35m)

With views across the garden. Door to the exterior.

KITCHEN

11' 1" x 9' 9" (3.40m x 2.98m)

Fitted along three walls with a range of modern style kitchen

units featuring wood effect doors with a chrome finish. The base cupboards include cupboards and drawers with wall mounted cupboards to match. Co-ordinating worktops and inset stainless steel sink with single drainer and mixer tap. Integrated electric oven plus four ring gas hob with extractor canopy over. Provision for a plumbed in fridge/freezer and breakfast table. Coved ceiling. Wall mounted electric heater.

Door leading into:

BEDROOM 1

12' 0" x 10' 11" (3.67m x 3.33m)

With rear facing window enjoying views of the garden. Built-in wardrobe and coved ceiling. Electric heater.

BEDROOM 2

10' 8" x 8' 7" (3.27m x 2.63m)

With front facing window. Coved ceiling. Electric heater.

BEDROOM 3

9' 4" x 8' 8" (2.86m x 2.66m)

With rear facing window. Coved ceiling. Wall mounted electric heater.



Conservatory



Bedroom



Bedroom



Shower Room

SHOWER ROOM

Walk-in shower enclosure with glass side screen and plumbed-in mixer shower, pedestal wash hand basin with tiled splashback and low level WC. Wall mounted electric heater.

OUTSIDE

The property stands back from the road behind a hedged frontage and lawned garden. To the rear of the property is a very established area of garden giving privacy and seclusion. The garden itself features a paved patio immediately to the rear of the bungalow and this gives way to various areas including lawns, planted borders and mature shrubs plus other planting. Timber shed.

There is vehicle access leading to a parking space which in turn leads to an integrated double garage.

DOUBLE GARAGE

19' 8" x 15' 1" (6.01m x 4.61m)

With double front door and window to the side.

CENTRAL HEATING

The property is heated by individually controlled electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage. The gas hob is run off an LPG bottle.

COUNCIL TAX

Band D.

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



Garden



Image supplied by vendor



Image supplied by vendor



Image supplied by vendor

themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

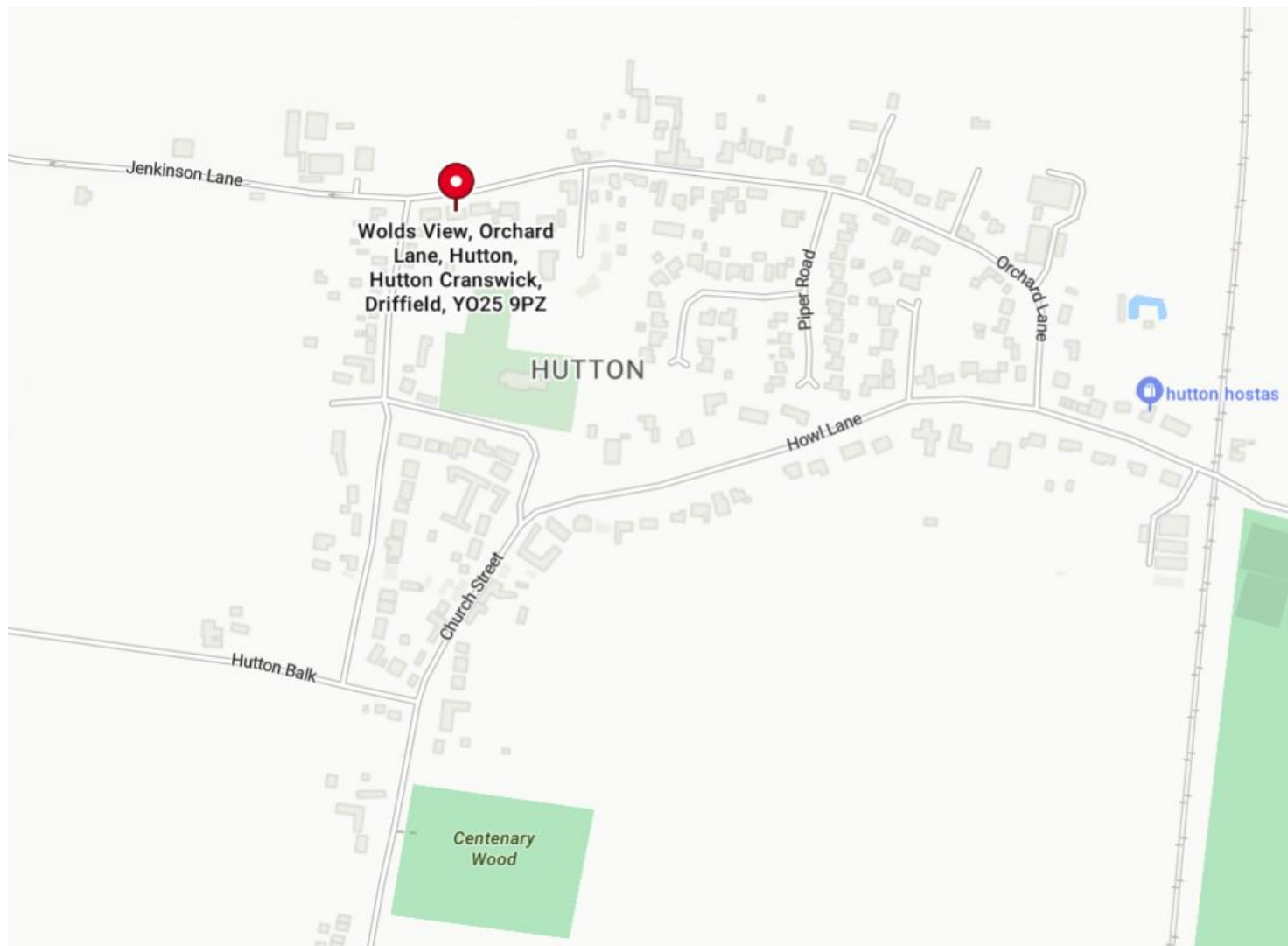
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 121 sq m (1,305 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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