



31 Reynard Close  
Cranswick  
YO25 9PG

ASKING PRICE OF

**£170,000**

**2 Bedroom Semi-Detached House**

**Ulllyotts**  
- Est. 1891 -  
Estate Agents

01377 253456





Garden

 2
  1
  1
  Allocated Parking
  Gas Central Heating

## 31 Reynard Close, Cranswick, YO25 9PG

Forming part of an established cul-de-sac on the fringe of the popular village of Hutton Cranswick, this is a super semi-detached house that is likely to have quite a wide appeal. Being served by a range of excellent facilities, this village is generally in high demand and a house of this nature quite often appeals to many different buyers from first time buyers through to couples of various ages. Its interior is **IMPECCABLY PRESENTED** and includes a modern front facing kitchen, neutral decoration and a contemporary layout which features a rear facing lounge.

There are two bedrooms on the first floor as well as house bathroom. Parking is available within the cul-de-sac and this is allocated. There is also an attractive garden to the rear that includes a useful summerhouse.

### 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.





Cloakroom/WC



Kitchen



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

5' 8" x 5' 3" (1.73m x 1.61m)

With staircase leading off. Vinyl flooring.

### CLOAKROOM/WC

5' 6" x 3' 8" (1.68m x 1.14m)

With low level WC and wash hand basin. Radiator.

### KITCHEN

8' 9" x 7' 7" (2.69m x 2.33m)

Comprehensively fitted with a modern range of kitchen units featuring Shaker style doors with chrome effect knobs and coordinating worktops. Integrated appliances include BOSCH double oven and microwave, four ring gas hob with extractor over and stainless steel extractor fan. Stainless steel splashback and stainless steel single sink with drainer. Space and plumbing for automatic washing machine and provision for a refrigerator. Radiator.

### LOUNGE

13' 10" x 13' 5" (4.22m x 4.10m)

With front facing windows and feature fireplace with gas fire in situ. Coved ceiling. Radiator.

### FIRST FLOOR LANDING

5' 11" x 4' 11" (1.82m x 1.50m)

Featuring useful storage with sliding doors.

### BEDROOM 1

13' 10" x 10' 4" (4.22m x 3.15m)

With front facing window and built-in wardrobe with sliding doors. Radiator.

### BEDROOM 2

8' 11" x 6' 11" (2.72m x 2.12m)

With rear facing window. Coved ceiling. Radiator. Built-in cupboard over stairs.

### BATHROOM

6' 3" x 5' 7" (1.93m x 1.72m)

With modern suite which includes vanity wash hand basin, low level WC and panelled bath. Full tiling around the bath and plumbed-in mixer shower. Curtained shower rail. Radiator.

### OUTSIDE

To the front of the property is a block paved courtyard and car parking facilities. This property benefits from one car parking space and there is also visitor car parking. There is a path to



Bedroom 1



Bedroom 2



Bathroom



Rear Elevation

the side which leads to an area of enclosed garden at the rear. The garden comprises a lawned area with side borders, paved patio and useful dedicated summerhouse with electric power and lighting.

In addition, there is also a further shed and storage area.

**CENTRAL HEATING**

Gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**

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 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.

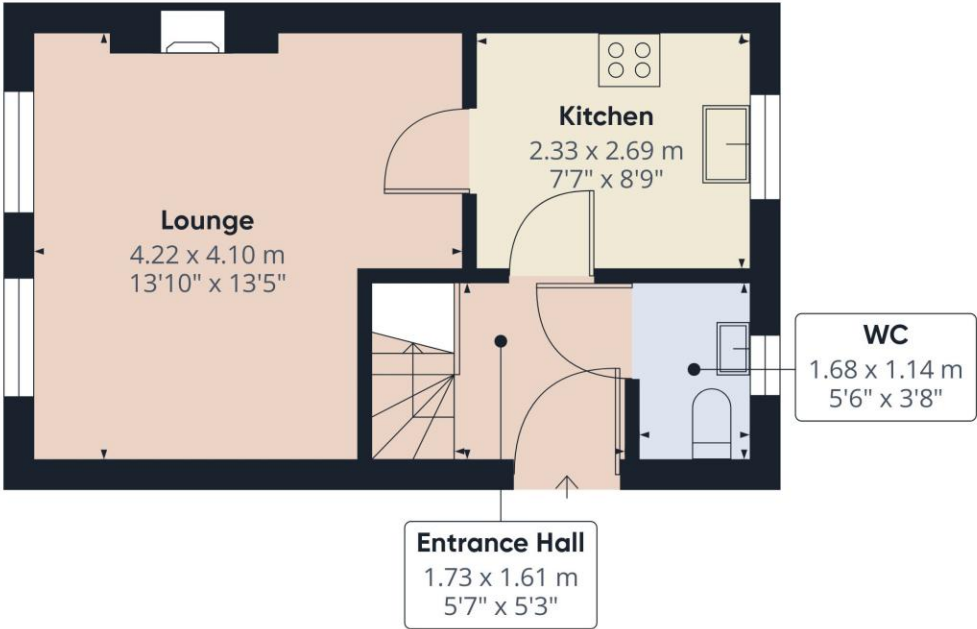
**VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

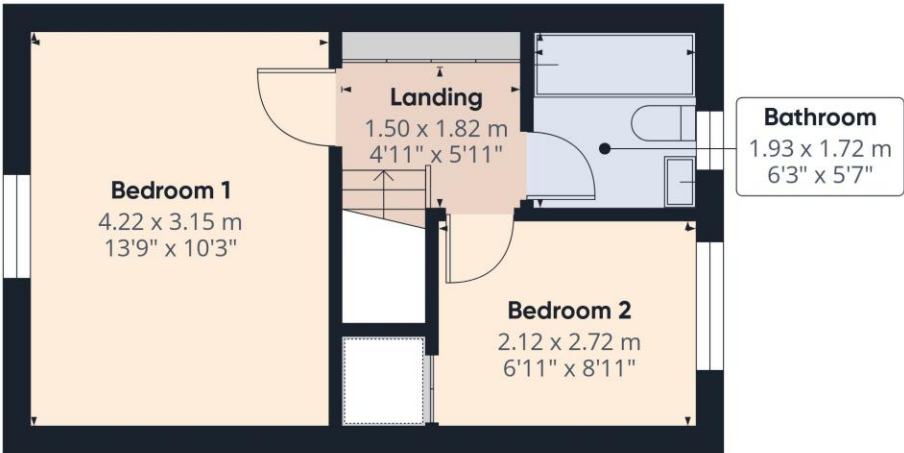
Regulated by RICS



The digitally calculated floor area is 53 sq m (575 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1







▪ Est. 1891 ▪  
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