



1 Londesborough Road
Cranswick
YO25 9PL

ASKING PRICE OF

£275,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Garden



Garage & Off road parking



Gas Central Heating

1 Londesborough Road , Cranswick, YO25 9PL

A property which forms part of a very popular residential area of Hutton Cranswick, comprising bungalows, and within only a short walk of the picturesque centre of the village. A bungalow which offers a tried and tested range of accommodation that originally included three bedrooms, spacious lounge and well fitted breakfast kitchen and has been thoughtfully extended to the rear to provide an additional reception room.

The property is priced to attract early interest and would benefit from some modernisation and updating.

There is off-street parking by way of a side drive suitable for multiple vehicles plus single garage.

In summary, this is a competitively priced bungalow allowing the owner to update and re-fit to their own taste.

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



Breakfast Kitchen



Garden Room

Accommodation

ENTRANCE HALL

LOUNGE

21' 1" x 12' 9" (6.45m x 3.91m)

With fireplace in situ. Two side windows and one large front window. Radiator.

BREAKFAST KITCHEN

17' 6" x 11' 5" (5.34m x 3.49m)

Fitted with a range of contemporary styled kitchen units including base and wall mounted cupboards along with solid wood block worktops. French doors leading out to the rear and rear facing window plus side door.

GARDEN ROOM

18' 0" x 11' 11" (5.5m x 3.65m)

A thoughtfully designed extension overlooking the rear garden. Large windows plus side door to the garden.

BEDROOM 1

11' 10" x 11' 0" (3.61m x 3.36m)

With front facing window and range of wardrobes. Radiator.

EN-SUITE

With low level WC and wash hand basin.

BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.12m)

With rear facing window. Radiator.

DINING ROOM/BEDROOM 3

13' 6" x 10' 2" (4.12m x 3.12m)

With French doors leading into the garden room. Radiator.

BATHROOM

With suite comprising corner bath plus Quadrant style shower enclosure, low-level WC and wash hand basin.

OUTSIDE

There are gardens to the front and rear of the property, plus side drive, car port and single garage.

FLOOR AREA

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



Bedroom 1



Bedroom 2



Dining Room/Bedroom 3



Bathroom

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band D.

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.

WHAT'S YOURS WORTH?

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VIEWING

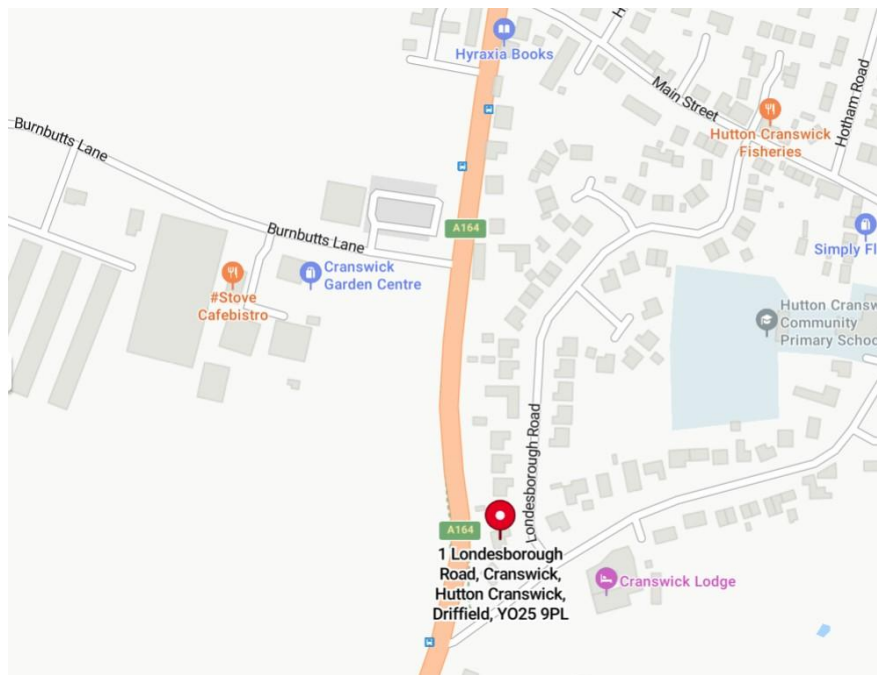
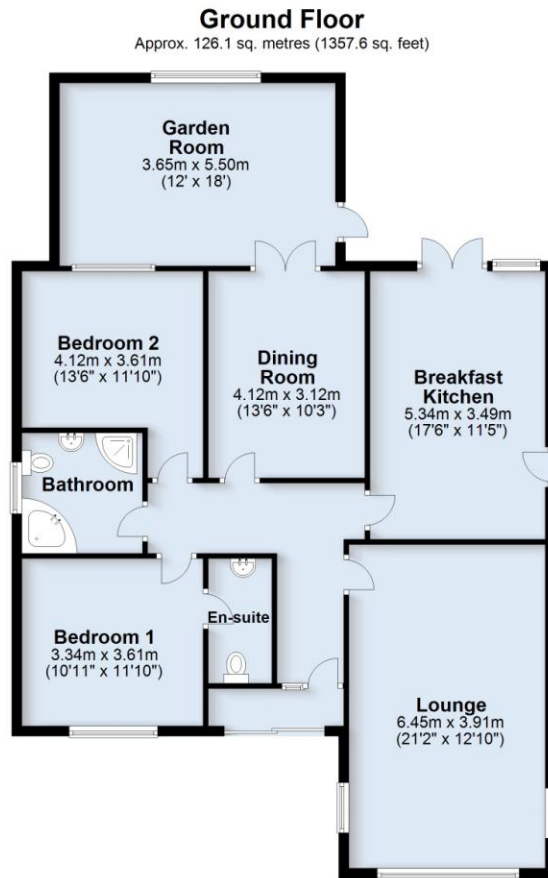
Strictly by appointment with Ulllyotts.

Regulated by RICS



Rear Elevation

The stated EPC floor area, which may exclude conservatories, is approximately 122 square metres.



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