



QUICK & CLARKE
The Property Specialists

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18 Mill Street, Hutton YO25 9PU
£450,000

- Light and spacious family home
- Approx 2,100 square feet
- Extremely versatile accommodation
- Two receptions and garden room
- Useful ground floor shower room
- Four double bedrooms - en-suite to master
- Lovely elevated plot and beautifully presented gardens
- Picturesque village location
- No Chain
- Council tax band E. EPC rating D.

This delightful 2100 square foot family home offers light and airy accommodation in a sought-after, picturesque village. With its excellent design and practical layout, this property is perfect for modern living.

The property boasts a welcoming entrance hall that leads to a spacious living room, bathed in natural light from large windows. The kitchen and dining area is a true heart of the home, featuring modern appliances, ample storage, whilst the dining area perfect for family meals.

A particular highlight is the balcony to the front which offers an ideal spot for breakfast and a further area to relax and enjoy the fresh air.

Upstairs, you'll find four generously sized bedrooms, each providing a peaceful retreat. The master bedroom is particularly impressive, with its spacious en-suite showerroom and ample wardrobe space.

A double garage provides secure parking for two vehicles, while the landscaped garden offers a delightful outdoor space for relaxation and entertaining.

This stunning property is ideally located in a popular village, within easy reach of excellent schools, shops, and transportation links. It's the perfect home for families seeking a comfortable and stylish lifestyle.

LOCATION

Hutton is a popular and attractive village adjoining Cranswick and is situated on the A164 which benefits from a regular bus service between Beverley and Bridlington. The village provides an extensive range of amenities including public house, shops and its own primary school. There are excellent road links to the surrounding areas and the village lies on the main Scarborough to Hull railway line. The property has convenient access to the coast (12 miles), Beverley (10 miles), Malton (21 miles) and Hull (20 miles).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor, built-in understairs storage cupboard, cloaks cupboard, tiled floor and radiator. Personal access door to garage.

LIVING ROOM

20' x 16' (6.10m x 4.88m)
Feature log burner in a tile and marble hearth, PVCu sealed unit double glazed windows to two elevations and radiator.

DINING ROOM

13' x 10' (3.96m x 3.05m)
Tiled floor, bifold doors to garden room.

KITCHEN

13' x 12'8 (3.96m x 3.86m)
Base and eye level units with roll edge worksurfaces incorporating an electric oven with four ring hob, integrated fridge and dishwasher, single drainer sink unit, door to outside and radiator.

GARDEN ROOM

21'3 x 9'10 (6.48m x 3.00m)
Of PVCu sealed unit double glazed and brick construction with tiled floor and gas wall heater, along with French doors to garden.

SHOWER ROOM

7'5 x 5'6 (2.26m x 1.68m)
Walk-in shower, wash basin and low level WC, tiled floor and radiator.

UTILITY ROOM

12' x 7'10 (3.66m x 2.39m)
Base units with roll edge worksurfaces, single drainer sink unit, plumbing for automatic washing machine and space for tumble dryer, PVCu sealed unit double glazed window, tiled floor and radiator.

FIRST FLOOR LANDING

French doors to balcony, loft access and built-in airing cupboard with hot water cylinder and electric immersion heater.

BEDROOM 1

13' x 12' (3.96m x 3.66m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE

10'9 x 8'2 (3.28m x 2.49m)
Shower in cubicle, vanity wash basin, low level WC, built-in cupboards, timber effect floor and PVCu sealed unit double glazed window.

BEDROOM 2

19'5 max x 16' (5.92m max x 4.88m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

16'2 x 13'1 (4.93m x 3.99m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

14'6 x 9'8 (4.42m x 2.95m)
Built-in wardrobes, PVCu sealed unit double glazed window and radiator.

BATHROOM

9'6 x 6'7 max (2.90m x 2.01m max)
Panelled bath, wash basin and low level WC, half tiled walls, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a very good sized elevated plot having lawned garden to the front with flower beds and a brick sett driveway providing excellent off-street car parking.

The rear garden is raised mainly to lawn with flower beds and mature planting, having paved paths and brick sett seating area.

GARAGE

23' x 14'7 (7.01m x 4.45m)
Electric roller shutter door, door to outside and hallway, oil fired central heating boiler, light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system. **There is potential (as a Gas connection is already in operation to a heater at the property) to alter the Heating system to Gas Fired Central Heating if this is preferable.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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