



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.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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