



**Holly Croft Station Road
Driffield, YO25 9QZ
Asking price £540,000**


WILLOWGREEN
ESTATE AGENTS

Spacious Five-Bedroom Home in Charming Village Location.

Set in a peaceful village setting with stunning open field views, this beautifully presented five-bedroom property offers generous living space for the whole family. The home boasts three modern bath/shower rooms, ideal for busy households, along with ample off-street parking.

Enjoy the outdoors with a private garden, perfect for relaxing or entertaining. Whether you're looking for a quiet countryside home or space to grow, this property combines rural charm with practical living.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating TBC



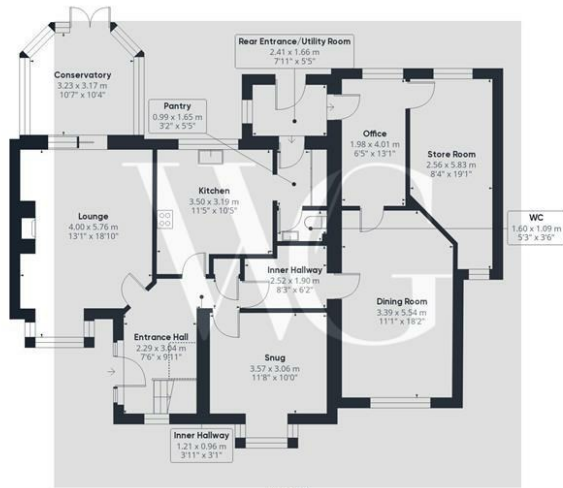
ENTRANCE HALL	7'6" x 9'11" (2.29 x 3.04)
With Upvc door into, stairs leading off, stripped flooring, round feature window, storage cupboard and radiator. Doors to.	
INNER HALLWAY	3'11" x3'1" (1.21 x0.96)
With stripped flooring, book shelving and radiator.	
LOUNGE	13'1" x 18'10" (4.00 x 5.76)
A front facing room with square bay and French doors to conservatory, stripped flooring, T V point, feature fire place with gas fire in situ, radiator and beamed ceiling.	
CONSERVATORY	10'7" x 10'4" (3.23 x 3.17)
Upvc and brick construction with French doors to garden.	
SNUG	11'8" x 10'0" (3.57 x 3.06)
With T V point, radiator, stripped flooring, square bay to front elevation and coving.	
KITCHEN	11'5" x 10'5" (3.50 x 3.19)
A beautiful bright kitchen with wall, base and drawer units, larder unit, built-in dishwasher, fridge and cooker with extractor over, granite work surfaces over, island/ breakfast bar with granite work surface, pull out bin and storage, ceramic sink and mixer tap, window to rear elevation, stripped flooring, beamed ceiling, spotlight and door to pantry.	
PANTRY	3'2" x 5'4" (0.99 x 1.65)
With full length storage cupboards and radiator.	
WC	5'2" x 3'6" (1.60 x 1.09)
A recently re-fitted cloaks wc with low level wc and vanity hand basin, tiled flooring and splash back.	
REAR ENTRANCE / UTILITY ROOM	7'10" x 5'5" (2.41 x 1.66)
With window to side elevation, rear entrance door, space for washing machine and tumble dryer, work surface over, tiled flooring and radiator.	
OFFICE	6'5" x 13'1" (1.98 x 4.01)
With window to rear elevation, stripped flooring and radiator.	
STORE ROOM	8'4" x 19'1" (2.56 x 5.83)

Currently used as a store room or could be used as a bedroom or sitting room if required. With stripped flooring, window to front and rear elevations, ceiling spotlighting and radiator.	
DINING ROOM	11'1" x 18'2" (3.39 x 5.54)
With stripped flooring, radiator, coving and window to front elevation.	
LANDING	20'1" x 3'2" (6.14 x 0.99)
A bright and airy galleried landing with two storage/ airing cupboards, windows allowing natural light, feature beams, vaulted ceiling and doors to.	
MASTER BEDROOM	9'9" x 10'0" (2.98 x 3.06)
With window to rear elevation and radiator.	
DRESSING ROOM	10'2" x 11'0" (3.11 x 3.36)
A fully fitted dressing room with window to front elevation and radiator.	
EN-SUITE	10'2" x 4'9" (3.11 x 1.45)
A modern four piece white suite, comprising panelled bath, vanity wash hand basin, low level wc, shower cubicle with thermostatic shower over, two windows to the rear elevation, heated towel ladder, fully tiled throughout, coving and ceiling spotlighting.	
BEDROOM 2	11'9" x 10'2" (3.59 x 3.10)
With window to front elevation and radiator.	
BEDROOM 3	9'10" x 11'7" (3.00 x 3.54)
With window to rear elevation and radiator.	
BATHROOM	11'0" x 8'7" (3.37 x 2.63)
A light and spacious modern family bathroom, comprising panelled bath with taps, vanity wash hand basin and low level wc with fitted storage cupboards and fitted mirror, fully tiled throughout, coving, ceiling spotlighting, heated towel ladder.	
SHOWER ROOM	6'9" x 3'2" (2.07 x 0.99)
With fitted shower cubicle, thermoststic shower over, fully tiled throughout and radiator.	
BEDROOM 4	12'5" x 10'4" (3.79 x 3.15)
With window to front and side elevation and radiator.	
BEDROOM 5	13'6" x 8'5" (4.14 x 2.57)
With range of fitted, mirrored wardrobes, two windows to rear elevation, radiator and ceiling spotlighting.	

GARDEN
With large frontage, shrub borders, side gated access to the rear. The rear garden offers privacy and open views with large lawned area, decking with pergola, patio areas, timber garden shed and summerhouse/ playhouse.
Outside tap.
Outside lighting.
PARKING
There is an abundance of parking to front of the property.
TENURE
We understand that the property is Freehold.
SERVICES
All mains services are connected.
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.
COUNCIL TAX BAND
The council tax band is E.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

212.59 m²
2288.31 ft²

Reduced headroom

0.95 m²
10.2 ft²

(1) Excluding balconies and terraces

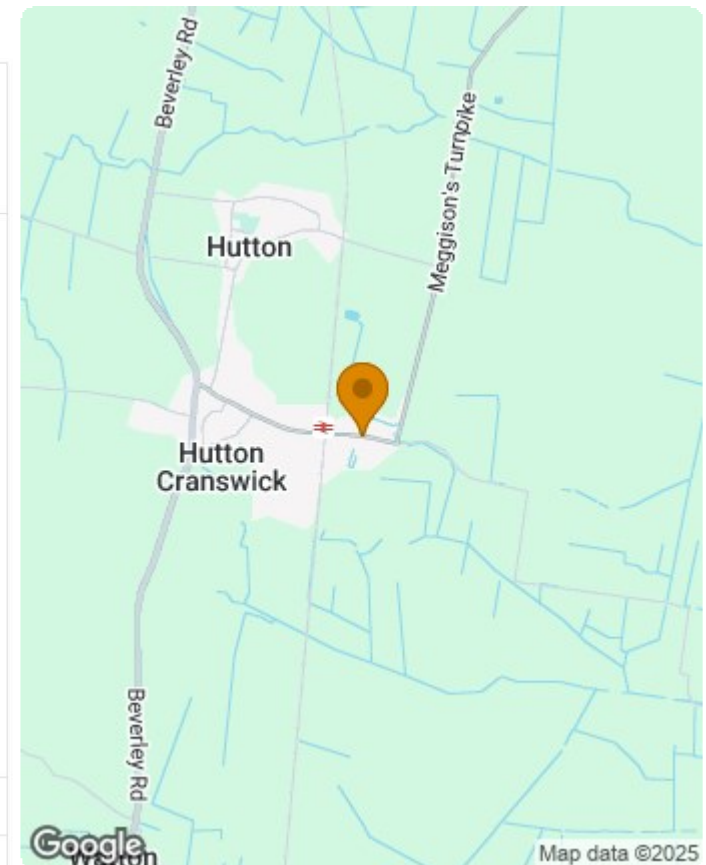
Reduced headroom

Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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