

linkagency

4 Bedroom House - Detached for Sale

£450,000

2 Hobman Lane, Cranswick, YO25 9PE



KEY FEATURES

- INDIVIDUAL DETACHED, SPACIOUS, VILLAGE PROPERTY SET ON A GENEROUS PLOT
- CONTEMPORARY FITTED KITCHEN + SEPARATE UTILITY ROOM
- EXTENDED TO CREATE A LARGE LOUNGE WITH FEATURE LOG BURNER
- 3 RECEPTION ROOMS
- BEAUTIFUL, PRIVATE REAR GARDEN
- AMPLE PARKING SPACE TO THE FRONT
- VERY WELL -MAINTAINED +TASTEFUL DECOR THROUGHOUT
- SOUGHT-AFTER VILLAGE WITH MULTIPLE AMENITIES
- EXCELLENT TRANSPORT LINKS VIA BUS AND TRAIN
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY AND YORK

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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General description

This deceptively spacious property, presents a unique opportunity to purchase an individual 4 bedroom, 3 reception room, family home which has been extended and improved to create a most appealing, tastefully presented, family village home. Located close to the village green and primary school, the property is situated close to all the village amenities and within a short walk away from the popular Cranswick farm shop and cafe as well as the equally popular garden centre and cafe. The 121 - Hull to Bridlington bus stop is within a four minute walk, approximately, and the village railway station can be reached within approximately 8 to 10 mins by foot.

The home is entered via a good size hallway with a feature oak staircase; the large lounge with feature log burner has multiple windows and is a spacious, light and airy room with double doors opening to the rear patio. The large, attractive kitchen features multiple fitted, Farrow and Ball stiffkey blue painted kitchen units, granite transformation worktops, multiple integrated appliances and a breakfast promontory ; the kitchen opens to a large dining room which has double french doors opening to a snug, which could also be used as a home office or study. The ground floor also has a WC and a separate utility room with a door to the integral garage.

The upper floor features a large principal bedroom with fitted furniture and an ensuite shower room. There are 2 further double bedrooms and a fourth single bedroom, as well as a good size modern bathroom with an over-bath shower.

There are beautifully tended gardens to the front and rear with 2 parking spaces to the front.

Hutton Cranswick

Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages.

The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green, a post office and general stores; a hairdressers, a fish and chip shop, a prestigious butcher's shop, a village pub; a farm shop and cafe, a garden centre and cafe and 3 garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school. In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall: the Methodist hall and at the Sports and Recreation club. The village offers regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

The village has its own railway station and is ideally located for those wishing to commute to Hull, York or the east coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 121 Hull to Scarborough bus runs at the top of the village on the A164, 7am to 11pm, every hour, daily.



Entrance hallway

9'7" x 6'2"

Oak staircase with fitted carpets - Window with aspect to the front - UPVC semi glazed front door

Snug

9'7" x 8'1"

Double French interior doors - Aspect to the front - Radiator - Karndean flooring

Lounge

18'0" x 19'1"

Engineered wood flooring - Contemporary fire surround - Log Burner - Granite hearth - Multiple aspects front side and rear - Sliding French doors to the rear garden

Open plan Kitchen + separate dining area

10'9" x 13'10"

Large open plan - Comprehensive range of base and eye-level units painted in farrow and Ball siffkey blue - Integrated dual ovens - Integrated dishwasher - Integrated gas hob - Stainless steel extractor hood - Granite worktops - Recessed down-lights - Dual aspects, rear and side - Karndean flooring

Dining area

8'1" x 14'7"

Karndean flooring - Radiator - Recessed down-lights - Feature pendant lights

Utility room

10'1" x 9'5"

Space and plumbing for washing machine and dryer - Laminate worktop over - Wall mounted cupboards - Extractor fan - Radiator - Half glazed door to the rear garden - Recessed down-lights - Karndean flooring

Ground floor WC

5'2" x 4'10"

Low flush WC - White pedestal sink - Tiled splashback - Aspect to the side

Bedroom 1

10'9" x 17'2"

Dual windows overlooking rear garden - Large super king size room - Radiator - Fitted carpet - Floor to ceiling fitted wardrobes - Matching dresser and bedside drawers

En suite

5'6" x 7'10"

Tiled flooring - Tiled walls - Low flush WC - Pedestal sink - Chrome ladder style radiator - Large shower cubicle - Mains shower

Bedroom 2

9'9" x 13'1"

Double room - Fitted carpet - Radiator - Aspect to the front

Bedroom 3

12'2" x 8'1"

Double room - Fitted carpet - Radiator - Aspect to the front

Bathroom

6'6" x 7'6"

3 piece white suite : low flush WC, pedestal basin , bath - Over bath mains' shower with glass shower screen - Tiled walls - Chrome towel radiator - Extractor fan - Aspect to the rear

Bedroom 4

7'11" x 9'11"

Single room - Fitted carpet - Radiator - Aspect to the rear



Integral Garage

17'3" x 9'0"

Up and over door - Power - Integral door

Gardens

Front

Concrete driveway to the front and side - Lawn - Low wall and mature hedge - Paved path across the front leading to small side gate - Large wood gate from driveway

Rear

Lawn - Borders with perennial shrubbery and trees - Panel fencing to the rear - Panel fencing to 1 side - Fencing and hedge to the other side

Extra details

Gas central heating

Upvc double glazed windows

EPC rating D

Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

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High quality, professional interior and exterior photography as standard

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Accompanied viewings for your buyers

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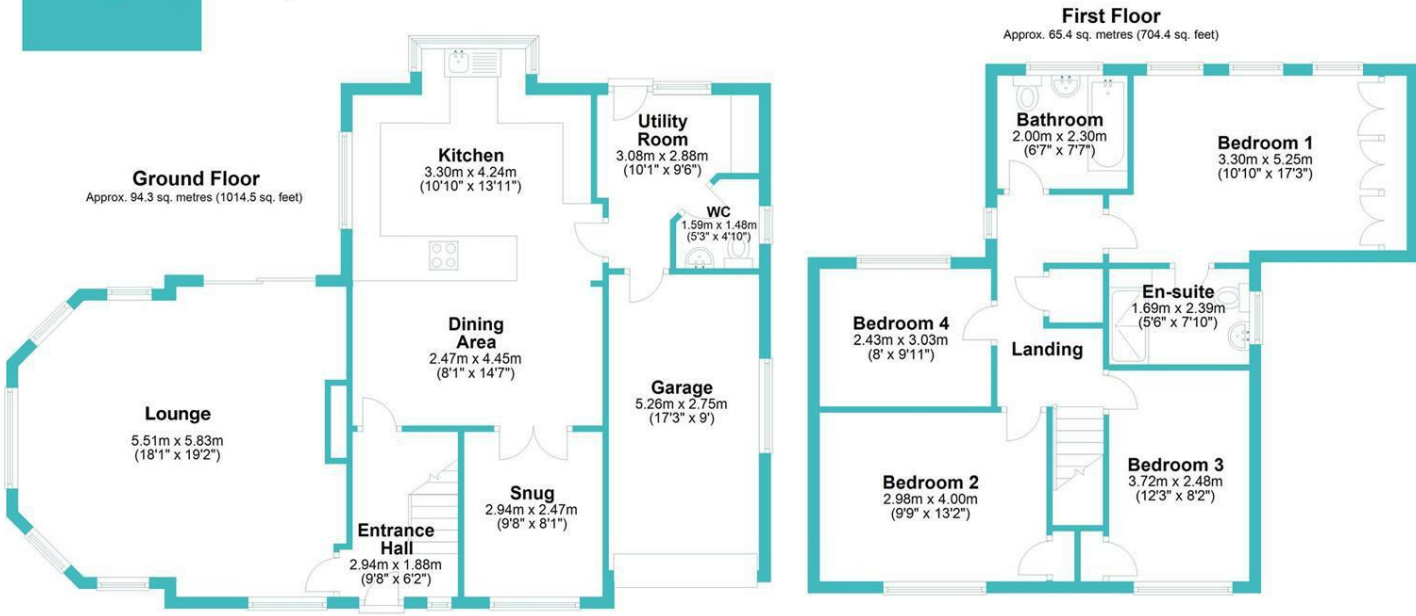
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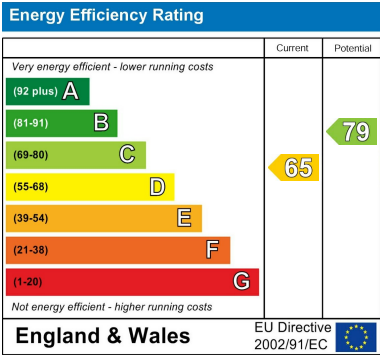


Approximate Gross Internal Floor Area
159.7 Sq Metres / 1718.9 Sq Feet (Including Garage)
145.94 Sq Metres / 1570.88 Sq Feet (Excluding Garage)



Disclaimer:

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



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