

linkagency

4 Bedroom House - Semi-Detached for Sale

Offers Over £350,000

23 Williamsfield Road, Hutton Cranswick, YO25 9BH



KEY FEATURES

- EXTENDED, SPACIOUS FAMILY HOME
- ENERGY EFFICIENT; SOLAR PANELS AND EV CHARGER
- CONVERTED GARAGE STUDIO
- LOG BURNER TO EXTENDED SITTING AREA
- SLEEK LINES, VERY WELL-MAINTAINED
- SOUTH FACING GARDEN
- HI SPEC, LARGE DINING KITCHEN
- SOUGHT-AFTER PRETTY VILLAGE
- EXCELLENT VILLAGE TRANSPORT LINKS VIA BUS AND RAIL
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY AND YORK

HEAD OFFICE

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General Description

This rarely available, beautifully maintained, four-bedroom extended family home is located in the desirable village of Hutton Cranswick, within walking distance of local amenities and the railway station. Situated in the small Williamsfield development and built in 2017, the energy-efficient property features ample parking, a spacious entrance hallway, and a modern, light-filled interior. Key features include a front sitting room, ground floor WC, and a large open-plan living kitchen with sage green units, wood worktops, an island, and high-spec appliances. The kitchen extends into a bright living area with a corner wood-burning stove, skylights, and trifold doors leading to a south-facing garden. Upstairs, there are four bedrooms (three doubles, one single), including an ensuite to the main bedroom, plus a family bathroom. The garage has been partially converted into a heated yoga studio or versatile living space, with the front retained for storage.

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 hall

18'4" x 6'5"

Engineered wood flooring - Radiator - Understairs storage cupboard



Reception 1 / sitting room

14'11" x 10'11"

Aspect to the front - Feature contemporary fire surround - Marble back and hearth - Glass fronted gas fire - Fitted carpet - Radiator

Kitchen / dining room

17'10" x 13'10"

Comprehensive range of fitted base and eye level units - Breakfast island - Under unit lighting - Wood work tops - Integrated Bosch appliances: double ovens including combi oven; fridge, freezer; dishwasher; 5 ring gas hob; electric extractor hood - 1.5 bowl stainless steel drainer sink with monochrome mixer tap - Aspect to the side - Recessed down lights - Large dining area - Open plan to sitting area

Reception 2

17'5" x 8'7"

Open plan from kitchen dining areas - Sky light windows - Tri- fold doors to the garden - Log burner - Engineered wood flooring

Utility room

7'1" x 5'4"

Fitted base units - Wall - mounted combi boiler - Exterior door to the side - Recessed down lights - Wood work tops - Stainless steel single drainer sink with monochrome mixer tap

Ground floor WC

5'4" x 3'5"

Tiled floor - Vanity sink with tiled splashback - Low flush WC - Radiator

Stairs and landing

Fitted carpet - Painted wood balustrades with natural wood tops - Storage cupboard to landing - Loft access with loft ladder

Bedroom 1

10'11" x 10'0"

King size room - Double fitted wardrobes x 2 and dresser unit - Aspect to the front - Radiator - Fitted carpet

En suite

7'8" x 4'6"

Fully tiled walls and floor - Pedestal sink - Low flush WC - Large walk-in shower - Shower entrance control panel - Glass panel - Chrome ladder style radiator

Bedroom 2

12'2" x 8'3"

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

Bedroom 3

9'1" x 8'10"

Small double room - Fitted carpet - Radiator - Aspect to the rear

Bathroom

11'0" x 6'11"

Large 4 piece suite; bath; separate shower with glass shower ; low flush WC; pedestal basin - Fully tiled - Chrome ladder-style radiator

Bedroom 4

8'7" x 6'5"

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



Gardens

Front
Gravel front - Block paved driveway - Space for 2 vehicles - Gradient pathway to the front door - EV charger

Side
Block paved path - Wrought-iron gate

Rear
Lawn - Large indian stone patio - High vertical panel fencing to 3 sides - Planted borders to 2 sides - Hot and cold outside taps -
Outside socket -

Converted Garage

15'6" x 8'6"
Laminate flooring - Under floor heating - Window to the rear - Exterior door to the side - Recessed down-lights

Garage storage

8'9" x 2'2"
Roller door

Extra details

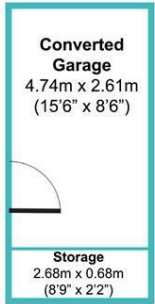
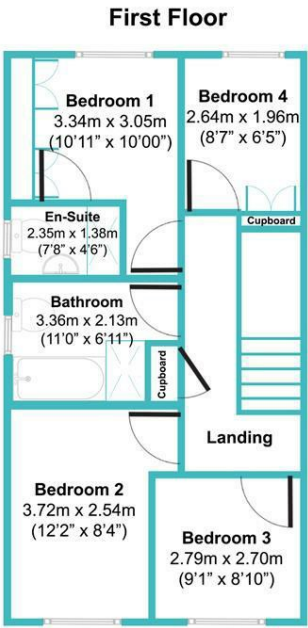
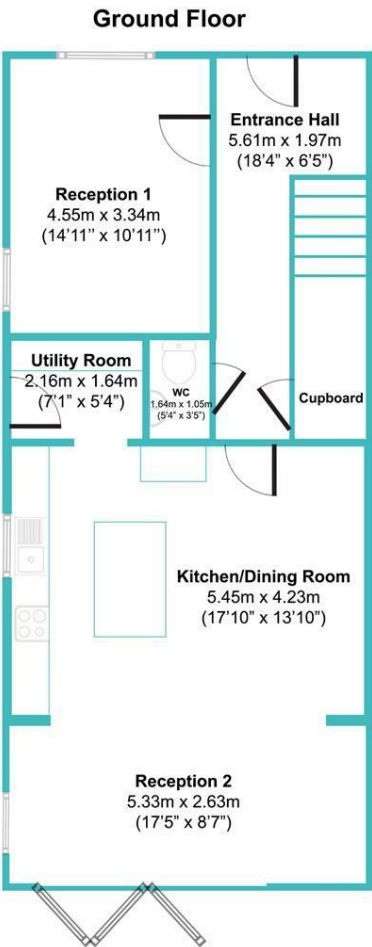
Solar panels
EV charger
Combi boiler
Extended in 2023
Log burner fitted 2023
Energy rating / EPC A
Light wood interior doors
Outside taps
Outside socket

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:
Your personal agent's expertise in the residential sales industry throughout Yorkshire
A personal service, tailor made for you
High quality interior and exterior professional photography as standard
Floor plans
Listing on major websites including Rightmove, Zoopla and On the Market
Regular use of social media especially Facebook and Instagram
Accompanied viewings for your buyers
An Open House event when appropriate
Regular contact
Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties
A 24/7 answering service to ensure no leads are missed

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Approximate Gross Internal Floor Area:

136.35 Sq Metres / 1467.65 Sq Foot
(Including garage)
122.16 Sq Metres / 1314.91 Sq Foot
(Not Including 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(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	

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