

CLUBLEYS



# North House, Old Station Works, Hutton Cranswick, YO25 9LN TO LET £1,300 Per Calendar Month



## The Old Station Works – Exceptional Three-Bedroom Home with Private Garden

The Old Station Works is an exquisite Grade II listed building that has been thoughtfully converted to create a collection of unique homes, perfectly blending period character with contemporary design. This substantial three-bedroom residence is one of the most impressive within the development, showcasing generous proportions, bespoke design features, and a luxurious modern finish throughout.

At the heart of the home is a magnificent, large lounge and dining room – a truly showstopping space filled with natural light, perfect for both relaxed family living and impressive entertaining. Its open-plan layout allows for generous dining and seating zones, ideal for statement furniture, with seamless flow into the high-specification kitchen with integrated appliances. The ground floor also features a separate utility room, a convenient cloakroom, and underfloor heating throughout for a touch of modern luxury.

The striking entrance hallway, with its feature atrium and elegant staircase, sets the tone for the home, leading to a first floor with a galleried landing, a beautiful master suite with en-suite shower room, and two further generously sized bedrooms, each with unique mezzanine levels. A luxurious five-piece family bathroom completes the accommodation.

Outside, this exceptional home enjoys a private garden and allocated parking accessed via private gates. Located just a stone's throw from the station, trains can whisk you to Beverley in around 9 minutes and Hull in approximately 25 minutes. Offering a rare combination of space, sophistication, and historic charm, this is a truly outstanding property for the discerning buyer seeking something distinctive and stylish.

COUNCIL BAND C. HOLDING DEPOSIT £300. DEPOSIT REQUIRED £1500. AVAILABLE NOW

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM  
1st October 2025

East Riding Of Yorkshire Council BAND: C



Hutton Cranswick is made up of two villages and is conveniently situated within easy travelling distance of Beverley, Hull and Driffield and has a Railway Station and bus service. This beautiful village is designated as a Local service centre by the East Riding of Yorkshire Council because of its wide range of facilities and services. These include two shops, one public house, primary school, fish and chip shop, hairdresser, butcher and a sports field.

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

Through a high glazed atrium which features designer staircase to the first floor, slate flooring with underfloor heating, fitted cupboard housing boiler, door leading to the cloakroom and opening into the spacious living room.

##### CLOAKROOM

1.48 x 1.37 (4'10" x 4'6")

A continuation of the slate flooring, extractor fan, low level WC and wash hand basin.

##### LIVING ROOM / DINER

9.88 x 4.94 (32'5" x 16'2")

Having a window to the front elevation, carpet flooring, wall light points, recessed ceiling spotlights, telephone point and television point.

##### KITCHEN

2.95 x 2.48 (9'8" x 8'2")

Fitted with a range of stylish wall and base units, work surfaces, 1 ½ bowl stainless steel sink unit and integrated appliances which include:- oven, four ring gas hob, stainless steel extractor fan over, dishwasher and fridge. With part tiled walls and tiled flooring.

##### UTILITY ROOM

2.76 x 1.30 (9'1" x 4'3")

Part tiled walls, tiled flooring and plumbed for washing machine.

#### FIRST FLOOR:-

##### GALLERIED LANDING

Accessed via designer staircase, the galleried landing overlooked the feature atrium, airing cupboard and double radiator.

##### MASTER BEDROOM

5.19 x 3.16 (17'0" x 10'4")

With a window to the front elevation, feature beams, wall light points and a double radiator.

##### EN-SUITE SHOWER ROOM

2.71 x 1.43 (8'11" x 4'8")

Modern shower room which is fully tiled, recessed ceiling spot lights, extractor fan, feature beams and a heated towel rail. Three piece suite comprising:- corner shower, low level WC and wash hand basin.

##### BEDROOM TWO

4.83 x 2.70 (15'10" x 8'10")

Ideal for teenagers, the bedroom features a mezzanine level offering further accommodation, wall light points and a double radiator.

##### MEZZANINE LEVEL

3.68 x 3.52 (12'1" x 11'7")

Velux window, wall light points and feature beams.

##### BEDROOM THREE

5.43 x 2.55 (17'10" x 8'4")

The bedroom features a mezzanine level offering further

accommodation, recessed ceiling spot lights, wall light points and a double radiator.

##### MEZZANINE LEVEL

3.16 x 2.57 (10'4" x 8'5")

Velux window, eaves storage and feature beams.

##### FAMILY BATHROOM

3.50 x 1.96 (11'6" x 6'5")

Modern bathroom with tiled walls, tiled flooring, extractor fan and heated towel rail. Suite comprising panelled bath, corner shower, wash hand basin, low level WC and bidet.

#### OUTSIDE:-

There is the advantage of a shared yard offering two allocated parking spaces.

##### PRIVATE GARDEN

Paved garden designed for easy maintenance with fenced and walled boundaries.

#### ADDITIONAL INFORMATION:-

##### SERVICES

Gas, electricity and water. Telephone subject to renewal with Kingston Communications.

##### APPLIANCES

No appliances have been tested by the agent.

##### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

##### DEPOSIT PROTECTION SERVICE

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA

##### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

##### BROADBAND AND MOBILE PHONE COVERAGE

Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0330 3030030

#### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
HU15 1BA  
01482 662211  
brough@clubleys.com  
www.clubleys.com

**zoopla**

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.