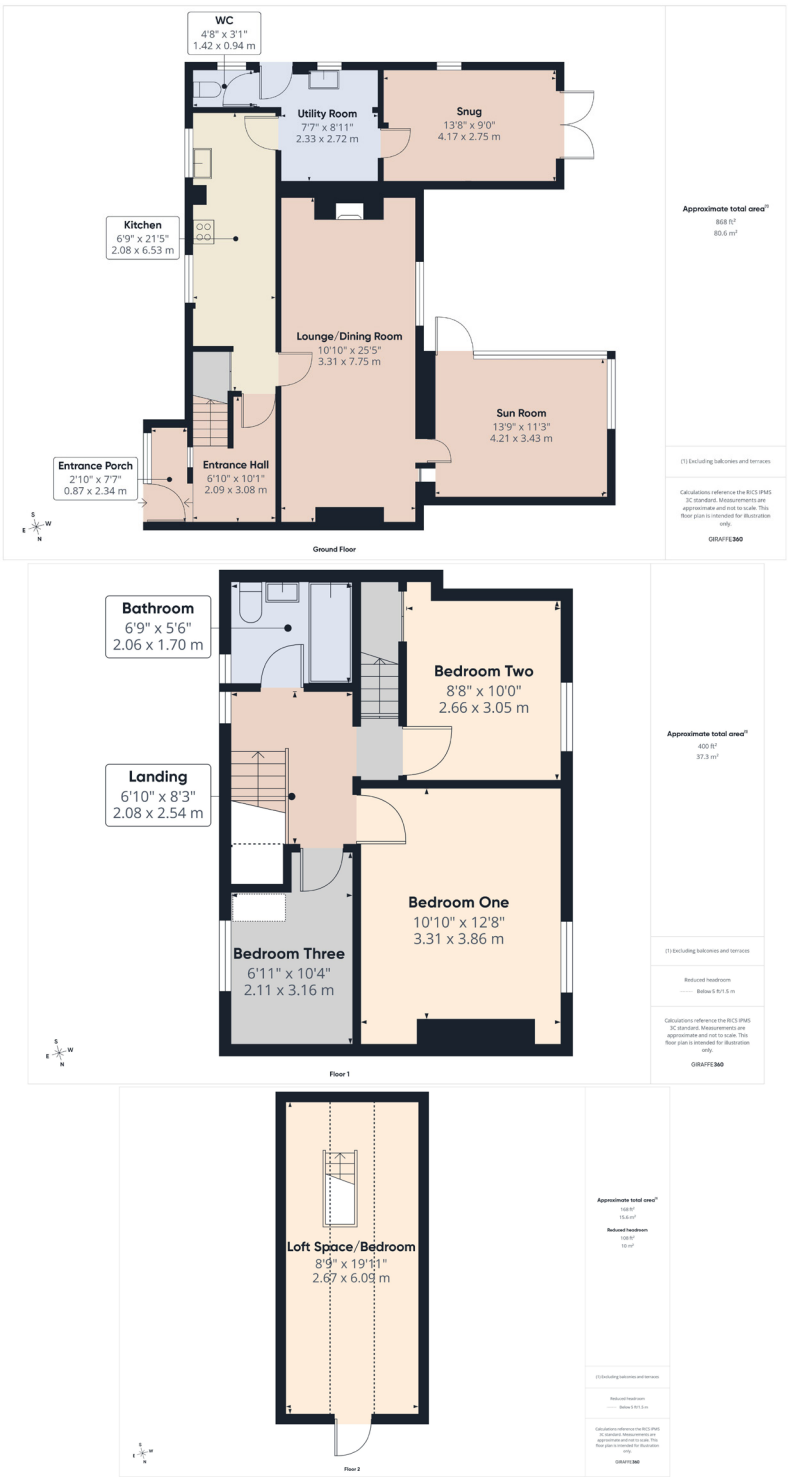




SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Asking Price
£265,000

1 Hotham Road,
Hutton Cranswick, YO25 9QW



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Dee Atkinson & Harrison



1 Hotham Road, Hutton Cranswick, YO25 9QW

DESCRIPTION

Occupying a desirable village location, 1 Hotham Road is a very well presented three-bedroom, semi-detached home which has been thoughtfully updated and renovated throughout by the current owners, creating a modern and spacious home. Offering generous accommodation throughout, the property benefits from three reception rooms, providing ample versatile space for a variety of potential buyers. The modern interior has been finished to a high standard, while recent improvements, including a brand-new roof and replacement windows and doors, offer added peace of mind for prospective buyers. As well as internally being in fantastic condition, outside also does not disappoint with a private and sunny garden- we highly recommend viewings to fully appreciate what this property offers.

The property briefly comprises:- entrance porch, entrance hall, lounge/dining room, sunroom, kitchen, utility room with WC, snug, first floor landing, three bedrooms, bathroom, second floor with loft room, rear garden and parking.

LOCATION

The focal point of this picturesque village is the large attractive, well-maintained village green, where in addition to the pond and seating area, stands a War Memorial and a large children's playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butchers shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door and window to the front aspect, laminated flooring and power points.

ENTRANCE HALL- 6'10 (2.09m) x 10'1 (3.08m)

Window to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

LOUNGE/DINING ROOM- 10'10 (3.31m) x 25'5 (7.75m)

Well appointed and spacious living/dining area with window to the rear aspect, coving, electric log burning stove with tiled surround and hearth with mantle piece, wood effect laminated flooring, radiator, TV point and power points.

SUN ROOM- 13'9 (4.21m) x 11'3 (3.43m)

A great addition to the property which is a versatile space with door to the side aspect, windows to the rear and side, inset spotlight and drop down pendant lighting, electric log burning stove, wood effect laminated flooring, radiator and power points.

KITCHEN- 6'9 (2.08m) x 21'5 (6.53m)

Modern kitchen space with windows to the front aspect, inset spotlights, understairs storage cupboard, a range of wall and base units, sink with drainer unit, integrated dishwasher, integrated fridge, electric oven, electric hob with splash back and extractor fan, tiled flooring, radiator and power points.

UTILITY ROOM- 7'7 (2.33m) x 8'11 (2.72m)

Door and window to the side aspect, inset spotlights, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, space for dryer, tiled flooring and power points.

WC

Opaque window to the side aspect, wall mounted gas boiler, tiled wall and tiled flooring.

SNUG- 13'8 (4.17m) x 9'0 (2.75m)

French doors to the rear aspect, window to the side aspect, electric log burning stove with mantle piece, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Window to the front aspect, fitted carpets, radiator and power points. There are stairs leading to the second floor loft space.

BEDROOM ONE- 10'10 (3.31m) x 12'8 (3.86m)

Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 8'8 (2.66m) x 10'0 (3.05m)

Another double bedroom with window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 6'11 (2.11m) x 10'4 (3.16m)

Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 6'9 (2.06m) x 5'6 (1.70m)

Opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, tiled bath with over head shower and glass shower screen, wall mounted mirror with LED lighting, tiled flooring, radiator and extractor fan.

SECOND FLOOR

LOFT ROOM- 8'9 (2.67m) x 19'11 (6.09m)

Converted loft space which is currently used as a bedroom with velux windows to the rear aspect, inset spotlights, built in storage cupboard, fitted carpets, radiator and power points.

GARDEN

West facing garden which is mainly laid with lawn, patio area to the immediate rear of the property and additional one to the side aspect with pergola, gravelled area, planted flower and shrub borders, garden storage shed, timber fencing and gated side access.

PARKING

Off street parking for multiple cars.