



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

WAYSIDE, 25 STATION ROAD, HUTTON CRANSWICK, YO25 9QZ EAST YORKSHIRE



'WAYSIDE', 25 STATION ROAD HUTTON CRANSWICK, YO25 9QZ

Guide Price : £624,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

A truly special property, Wayside is an elegant, 1930's detached property boasting five good size bedrooms. Occupying a generous plot extending just over half an acre, the property combines traditional character with flexible living. Set back from the road and approached via a generous driveway providing ample off street parking, the property immediately impresses with its individual facade and established surroundings. Internally, this home is spacious and adaptable to suit each buyers needs, including multiple reception rooms and a flexible layout whilst boasting over 2250 square foot. The mature gardens are stunning and is a particular highlight of this property creating a peaceful and idyllic setting for entertaining and simply enjoying the outdoors. To fully appreciate what this home has to offers, we highly recommend viewings!

The property briefly comprises:- entrance porch, entrance hall, lounge, dining room, conservatory, open plan kitchen/breakfast area, rear hallway with utility, WC and snug. To the first floor landing is five good size bedrooms, family bathroom and separate shower room. There is a large garden to the rear, detached garage and off street parking for multiple cars.

LOCATION

The property is located in Hutton Cranswick where there is a large, picturesque village green, reportedly the largest in East Yorkshire with a children's play area and a pond. The village is very well served by local amenities including a grocery store and post office, butchers, hairdressers, public house, recreation facilities, garden centre and farm shop. The school is very well regarded and there are excellent public transport facilities with a train station and regular bus service to Beverley and Driffield.



ENTRANCE PORCH- 7'0 (2.15m) x 1'10 (0.57m)

Door and windows to the front aspect, partially tiled walls, tiled flooring and power points.

ENTRANCE HALL- 7'9 (2.36m) x 14'10 (4.54m)

Door and stained glass windows to the front aspect, additional stained glass window to the side aspect, stairs leading to the first floor landing, understairs cupboard, oak framed panelling, oak flooring, radiator and power points.

LIVING ROOM- 13'3 (4.05m) x 13'3 (4.06m)

A formal living room with bay window to the front aspect, coving, log burning stove with stone surround and hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 12'5 (3.80m) x 13'6 (4.16m)

Door and windows to the side aspect, coving, picture rail, gas fireplace with hearth and surround, laminated flooring, radiator and power points.

CONSERVATORY- 6'7 (2.03m) x 13'3 (4.04m)

French doors open to the side aspect, laminated flooring, radiator and power points.

KITCHEN/BREAKFAST ROOM- 8'6 (2.61m) x 13'10 (4.22m)/10'7 (3.24m) x 9'9 (2.99m)

Stunning open plan area with window to the rear and side aspect, inset spotlights, coving, tiled splash back, a beautifully fitted oak kitchen with wall and base units and fitted wine rack, one and a half sink with drainer unit, integrated dishwasher, two integrated fridges, Range style cooker with two ovens and seven ring hob, extractor hood, kick-

space heater, tiled flooring, radiator and power points.

REAR HALLWAY

Door to the rear aspect, coving, tiled flooring, radiator and power points.

UTILITY ROOM- 6'3 (1.92m) x 9'3 (2.81m)

Window to the rear aspect, coving, boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine and space for a dryer, vinyl flooring, radiator and power points.

WC

Opaque window to the rear aspect, coving, low flush WC, sink with vanity unit, oak flooring and radiator.

SNUG- 10'3 (3.13m) x 12'10 (3.92m)

A light and bright versatile reception room with windows to all three sides, coving, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING

Opaque window to the side aspect, window to the rear aspect over looking the garden, two storage cupboards one housing the water tank, fitted carpets, radiator and power points. There is also access to the loft which is partially boarded and benefits from a loft ladder.

BEDROOM ONE- 12'0 (3.67m) x 16'5 (5.01m)

Double bedroom with bay window to the front aspect, coving, built in wardrobe and cupboards, fitted carpets, radiator and power points.

BEDROOM TWO- 12'5 (3.80m) x 12'11 (3.94m)

Window to the front and rear aspect, coving, laminated flooring, radiator and power points.

BEDROOM THREE- 11'2 (3.40m) x 13'5 (4.09m)

Window to the side aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM FOUR- 12'6 (3.82m) x 9'7 (2.93m)

Window to the rear aspect, laminated flooring, radiator and power points.

BEDROOM FIVE- 8'0 (2.45m) x 9'3 (2.84m)

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

BATHROOM- 7'4 (2.24m) x 13'9 (4.21m)

Sizeable family bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, bathroom suite comprising:- low flush WC, twin sinks, bath with shower attachment, large walk in shower with rainfall power shower, heated towel rail and radiator, tiled flooring and shaving point.

SHOWER ROOM- 5'4 (1.63m) x 5'4 (1.64m)

Opaque window to the rear aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, wall mounted sink, fully tiled shower cubicle, vinyl flooring and radiator.

GARDEN

North facing extensive garden which is mainly laid with lawn, Indian stone paving to the immediate rear, mature trees, timber fencing and hedging which follows the boundary



line, storage sheds, decking area and gated side access.

GARAGE- 9'1 (2.79m) x 17'5 (5.32m)

Detached single garage with power and lighting.

PARKING

Private gated driveway with parking for multiple cars.

SERVICES

Understood to all be connected to mains.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

EPC

The property's energy rating is D.

VIEWING

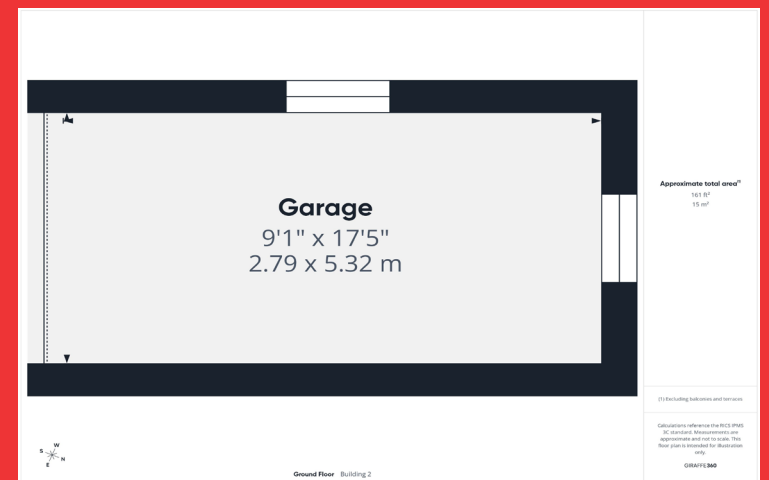
Strictly by appointment with the sole agents.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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