



20 Oaklands  
Hutton Cranswick  
YO25 9RN

ASKING PRICE OF

**£98,500**

1 Bedroom Semi-Detached House





Garden



## 20 Oaklands, Hutton Cranswick, YO25 9RN

A rarely available opportunity to purchase a modern home at an especially competitive price. The accommodation has been re-furbished immediately prior to offering the house for sale and this includes a newly fitted kitchen, complete re-decoration and other enhancements. The result is a property in move-in condition with the added attraction of off-street parking via a side drive which will accommodate two vehicles.

Also included is an enclosed area of garden making this a great all round home in a popular village setting!

### CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.



Lounge



Kitchenette



Bedroom



Bathroom

## Accommodation

### FRONT ENTRANCE

Into:

### LOUNGE/KITCHENETTE

16' 1" x 12' 10" (4.91m x 3.93m [overall])

Featuring a staircase leading off to the first floor, front facing window and wall hung gas fire.

Open plan into the kitchenette featuring units on two walls, these being in white with chrome handles and a contrasting worktop with upstand. Electric oven and gas hob with extractor over and inset sink with single drainer. Wall hung electric heater.

### FIRST FLOOR

#### BEDROOM

9' 9" x 7' 6" (2.99m x 2.29m)

With window and wardrobes. Wall mounted gas boiler and built-in storage cupboard housing hot water cylinder.

#### BATHROOM

With panelled bath, low level WC and pedestal wash hand basin. Half-tiled walls.

### OUTSIDE

The property stands back from the road behind a shallow grassed forecourt. There are two drives to the left hand side of the property, the subject property owning the drive on the far left.

There is also an enclosed area of garden.

### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

### CENTRAL HEATING

The property benefits from partially gas heating.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

All mains services are available at the property.

**COUNCIL TAX**

Band A.

**ENERGY PERFORMANCE CERTIFICATE**

Rating D.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**VIEWING**

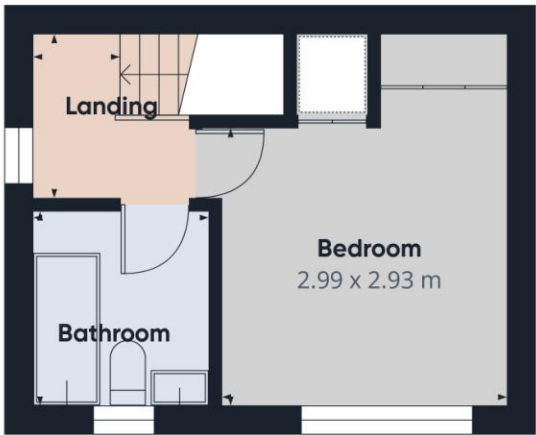
Strictly by appointment with Ulyyotts.

Regulated by RICS

The floor area is approximately 36.1 sq m



Floor 0



Floor 1

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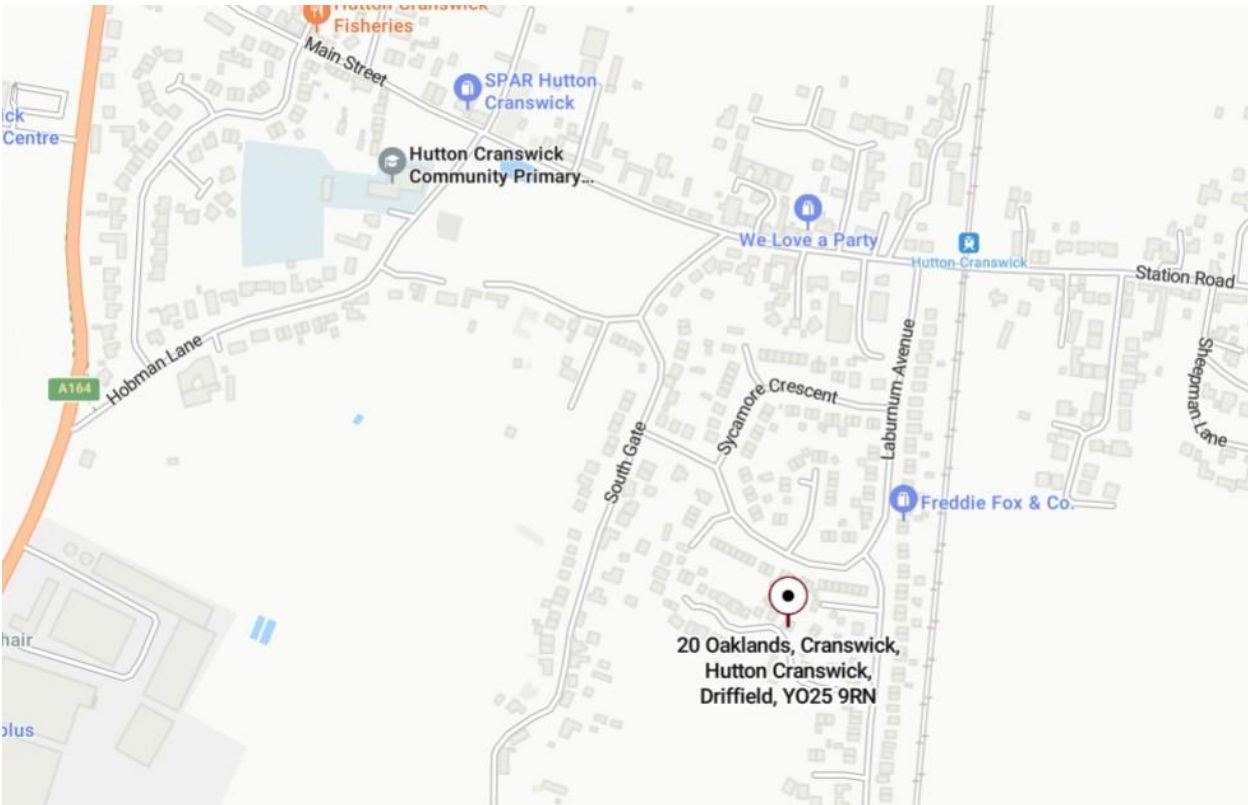
Approximate total area<sup>(1)</sup>  
36.1 m<sup>2</sup>  
Reduced headroom  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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