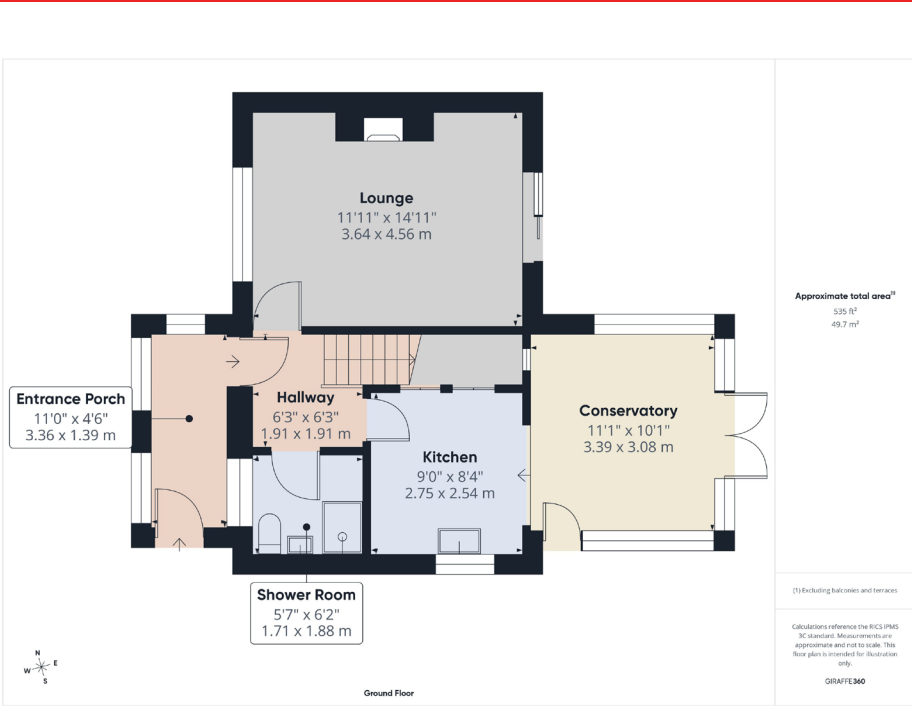
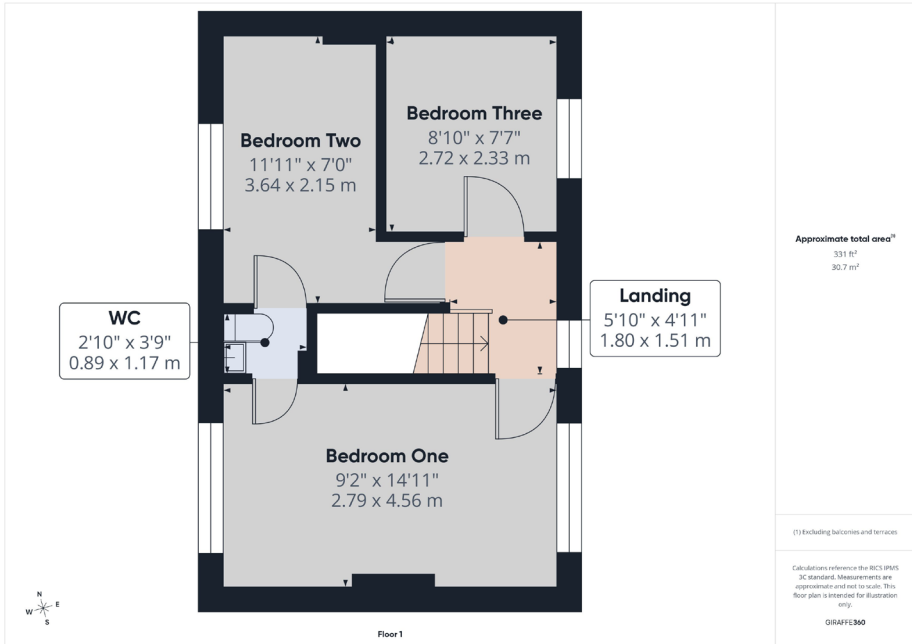




Guide Price
£160,000

30 Hotham Road,
Hutton Cranswick, YO25 9QW

SERVICES
Understood to all be connected to mains.
Mains 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



30 Hotham Road, Hutton Cranswick, YO25 9QW

DESCRIPTION

Brought to the market with no onward chain, 30 Hotham Road is a three-bedroom property offering an exciting opportunity for buyers looking for a home they can renovate and modernise to their own taste. Situated in a sought-after village location, the property benefits from a large rear garden alongside ample space internally offering excellent scope for improvement throughout. The house is in need of modernisation but provides the opportunity to create a home tailored to your individual requirements. The property has also been recently re-wired provding a brilliant start for the next owner. Viewings are essential!

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- 11'0 (3.36m) x 4'6 (1.39m)

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

ENTRANCE HALL- 6'3 (1.91m) x 6'3 (1.91m)

Door and window to the front aspect, stairs leading to the first floor landing and power points.

LOUNGE- 11'11 (3.64m) x 14'11 (4.56m)

Spacious living area with sliding doors to the rear aspect, window to the front aspect, coving, electric fireplace, fitted carpets, wall mounted storage heater, TV point and power points.

SHOWER ROOM- 5'7 (1.71m) x 6'2 (1.88m)

Opaque window to the front aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, tiled flooring with underfloor heating and wall mounted mirror.

KITCHEN- 9'0 (2.75m) x 8'4 (2.54m)

Window to the side aspect, tiled splash back, understairs cupboard and additional built in pantry, a range of base units, sink with drainer, space for white good, extractor hood, vinyl flooring wall mounted electric heater and power points.

CONSERVATORY- 11'1 (3.39m) x 10'1 (3.08m)

Door to the side and rear aspect, windows to all three sides, tiled flooring and power points.

FIRST FLOOR LANDING

Window to the rear aspect and power points. There is also access to the loft.

BEDROOM ONE- 9'2 (2.79m) x 14'11 (4.56m)

Windows to the front and rear aspect, coving and power points.

BEDROOM TWO- 11'11 (3.64m) x 7'0 (2.15m)

Window to the front aspect, coving and power points.

BEDROOM THREE- 8'10 (2.72m) x 7'7 (2.33m)

Window to the rear aspect, built in wardrobes and cupboard, wall mounted electric heater and power points.

WC- 2'10 (0.89m) x 3'9 (1.17m)

Fully tiled walls, low flush WC, sink with pedestal, built in storage area and electric towel rail.

GARDEN

East-facing garden which is mainly laid with lawn, with patio area to the immediate rear, greenhouse, storage shed, carport, timber fencing, planted shrubs and flowers, with rear access.

PARKING

Off-street parking to the rear via the carport, with additional on-street parking to the front of the property.