

Ground Floor



Floor 1

Approximate total area⁽¹⁾
443 ft²
41.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Offers In The Region Of £112,500

Flat 4,
The Olde Cross Keys,
Hutton Cranswick, YO25 9QR



SERVICES

Understood to all be connected to mains. Mains gas, water and electric. Ideal gas combi boiler installed April 2024.

TENURE

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

COUNCIL TAX

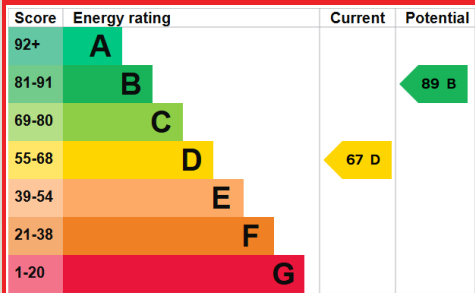
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

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.



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Flat 4, The Olde Cross Keys, Hutton Cranswick, YO25 9QR

DESCRIPTION

Tucked away within a popular village location, The Olde Cross Keys is a move in ready one bedroom home with NO ONWARD CHAIN!! This property would be perfectly suited for anyone trying to get on the property ladder or even simply downsize. It also benefits from off street parking for one car and a small patio space that wraps around the front and the side of the property.

The property briefly comprises:- Entrance hall, bedroom one, en-suite and stairs leading up to open plan kitchen/living area. There is also patio space and parking for one car.

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, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL - 3'3" x 4'0" (0.99m x 1.22m)

Door to the front aspect, stairs leading to the first floor living space, tiled flooring and radiator.

BEDROOM ONE - 11'11" x 16'0" (3.64m x 4.88m)

Spacious double room with window to the front aspect, spacious understairs storage cupboard which is currently being used as a wardrobe, fitted carpets, tv point and power point.

EN-SUITE - 3'9" x 8'1" (1.16m x 2.73m)

Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal, a fully tiled and enclosed shower cubical, tiled flooring, radiator and shaver points.

OPEN PLAN KITCHEN/LIVING AREA - 15'2" x 15'11" (4.64m x 4.85m)

A light and airy living space with window to the front aspect and opaque window to the side aspect, inset spotlights, a modern kitchen with a range of wall and base units with breakfast bar area, tiled splash back, wall mounted gas combi boiler, one and a half sink with drainer unit, plumbing for a washing machine, space for a fridge/freezer, space for tumble dryer, new electric oven, gas hob, extractor hood, partially tiled flooring, partially fitted carpets, radiators, tv point and power points.

EXTERNAL

Outside the front of the property and down the side it benefits from a patio space.

PARKING

Off street parking for one car.