

# 23 The Green
# Hutton Cranswick
# YO25 9QS

ASKING PRICE OF

## £165,000

**2 Bedroom Mid Terraced House**

Ullyotts Est. 1891 Estate Agents

01377 253456



Kitchen

2 | 1 | 1 | On Road Parking | Gas Central Heating

## 23 The Green, Hutton Cranswick, YO25 9QS

**A delightful inner terrace cottage of charm and character with splendid views across the Village Green and beyond.** Providing an attractive range of accommodation which includes a front facing lounge with beamed ceiling, a modern fitted kitchen, ground floor bathroom plus two first floor bedrooms. The property is gas centrally heated and offers an area of garden to the rear.

Features do not stop with the interior of this property. Stepping out of the rear door, you are greeted with an enclosed garden area of good proportion. The garden itself enjoys an attractive westerly aspect and as such will enjoy later evening sunshine during the summer months.

**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



Lounge - VIRTUALLY STAGED



Inner Hallway



Inner Hallway - VIRTUALLY STAGED

## Accommodation

**FRONT ENTRANCE**
Leading into:

**LOUNGE**
13' 9" x 12' 1" (4.21m x 3.69m)
With beamed ceiling and feature fireplace, having an electric fire in situ. Built-in storage cupboard and fitted wood effect flooring. Radiator.

**INNER HALL**
With quarter-turn staircase leading off to the first floor and built-in understairs storage cupboard. Fitted wood effect flooring. Radiator.

**KITCHEN**
11' 1" x 10' 10" (3.40m x 3.32m)
With built-in range of fitted kitchen cupboards including base and wall mounted cupboards along with worktops. Integrated appliances include electric oven and four ring gas hob having an extractor hood over. Integrated washing machine and integrated fridge freezer. Ceramic tiled floor. Radiator.

**BATHROOM**
With three piece suite comprising panelled bath, having a mixer tap over, wash hand basin and low level WC. Glass shower screen to the bath and ladder style radiator.

**LANDING**

**BEDROOM 1**
13' 8" x 12' 0" (4.19m x 3.68m)
With radiator.

**BEDROOM 2**
10' 7" x 7' 7" (3.25m x 2.33m)
With built-in overstairs cupboard. Radiator.

**OUTSIDE**
The property stands flush to The Green, whilst to the rear is an enclosed area of garden, this having an attractive westerly aspect.

**CENTRAL HEATING**
Gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**
Sealed unit double glazing throughout.



Kitchen



Kitchen - VIRTUALLY STAGED



Bedroom 1



Bedroom 1 – VIRTUALLY STAGED

## 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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 2



Bedroom 2 – VIRTUALLY STAGED



Bathroom



Enclosed garden



View over 'The Green'

The digitally calculated floor area is 61 sq m (657 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




N
HUTTON ROAD
DUKES CL
THE PADDOCKS
CHURCHILL AVENUE
REYNARD CL
HOTHAM ROAD
23 The Green
Hutton Cranswick
A164
MANOR CL
PW
CROSS KEYS CT
PO
Edu n
Fa y
MAIN STREET
SIMPSONS PLACE
STATION YARD CLOSE
Hutton Cranswick
STATION ROAD
LONDESBOROUGH ROAD
HOBMAN LANE
Cranswick
SYCAMORE CRESCENT
LABURNUM AVENUE
WILLOW CT
WILLIAMSFIELD ROAD
BEVERLEY ROAD
SOUTH GATE
OAKLANDS
BEECH VIEW
ASH GR
SHEEPMAN LANE

Est. 1891

# Ullyotts

Estate Agents




16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

## www.ullyotts.co.uk

RICS

- Residential Sales
- Property Management
- Valuations