



1 Innkeepers Gardens  
Cranswick  
YO25 9FJ

ASKING PRICE OF

**£349,950**

2 Bedroom Detached Bungalow on gated development





Rear Elevation

 2
  1
  2
  Generous off road parking
  Gas Central Heating

## 1 Innkeepers Gardens, Cranswick, YO25 9FJ

Forming part of a secure gated development, this is a property which provides lock up and leave accommodation offering the owners complete peace of mind and combining this with stylish living and generous parking.

The accommodation on offer is simply STUNNING! Upon entering the property you are greeted with a feature hall set off perfectly by a range of oak finished interior doors, the lounge is open plan to a beautifully fitted and well equipped kitchen area that has its own utility room. From the lounge is direct access into a conservatory which overlooks a low maintenance area of enclosed garden which offers a good degree of privacy.

Two bedrooms are located at the front of the property, the master bedroom offering an en-suite. Central to the layout is a house bathroom.

In summary, this is a hugely scarce property type for the area, offering an extra dimension to living in a bungalow by combining low maintenance accommodation, style, space, generous parking and security.

### 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.



Entrance Hall



Lounge with Kitchen



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

A beautiful entrance to the property featuring attractive oak finished internal doors leading off. Recessed ceiling spotlights. Radiator.

### LOUNGE WITH KITCHEN

29' 3" x 16' 4" (8.94m x 4.99m [overall])

A beautiful open plan space with bi-folding doors which lead into the conservatory. Radiator.

Seamlessly integrating into a kitchen area that features a wealth of contemporary finished kitchen units comprising glossy handle less doors, including a central island, that incorporates a recessed sink, drainer and feature tap with hose. Integrated electric oven and microwave plus electric hob with extractor over. Integrated fridge/freezer and dishwasher. Rear facing window and inset ceiling lighting plus ceramic tiled floor. Radiator.

### UTILITY ROOM

5' 3" x 4' 7" (1.61m x 1.42m)

Finished to the same high standard, with matching cupboards, worktops and flooring. Wall hung boiler, space and plumbing for automatic washing machine and provision for a dryer. Ceramic tiled floor. Radiator.

### CONSERVATORY

15' 10" x 9' 6" (4.85m x 2.92m)

### MASTER BEDROOM

14' 1" x 12' 4" (4.30m x 3.78m)

With front facing window. Inset ceiling lighting. Radiator.

### EN-SUITE

With delightful suite comprising vanity style wash hand basin with WC, shower enclosure and chrome heated towel radiator. Inset ceiling lighting and ceramic tiled floor.

### BEDROOM 2

10' 0" x 8' 3" (3.05m x 2.53m)

With front facing window, built-in storage cupboard and recessed ceiling lighting. Radiator.

### BATHROOM

With a vanity-style wash hand basin and WC but this time having a bath with shower over and glass side screen. Fully tiled around the bath and ceramic tiled floor plus chrome heated towel radiator. Recessed ceiling lighting and window within the ceiling flooding the room with natural light.





Lounge with Kitchen



Utility Room



Conservatory



Master Bedroom

## OUTSIDE

The property forms part of a gated development with the main access being via a remote controlled sliding gate. There is a shallow front forecourt to the property, this being gravelling and having an attractive path surrounding.

To the rear of the property is a split level garden featuring patio immediately to the rear of the bungalow and steps leading up to an additional area which incorporates artificial grass and further patio, partially edged with a brick retaining wall. The garden is enclosed by a timber fence with a gated access to the rear where there are two parking spaces.

## 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 gas fired central heating to radiators. The boiler also provides domestic hot water.

## 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 C.

## ENERGY PERFORMANCE CERTIFICATE

Rating B.

## 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 Ulllyotts.  
Regulated by RICS





En-Suite



Bedroom 2



Garden

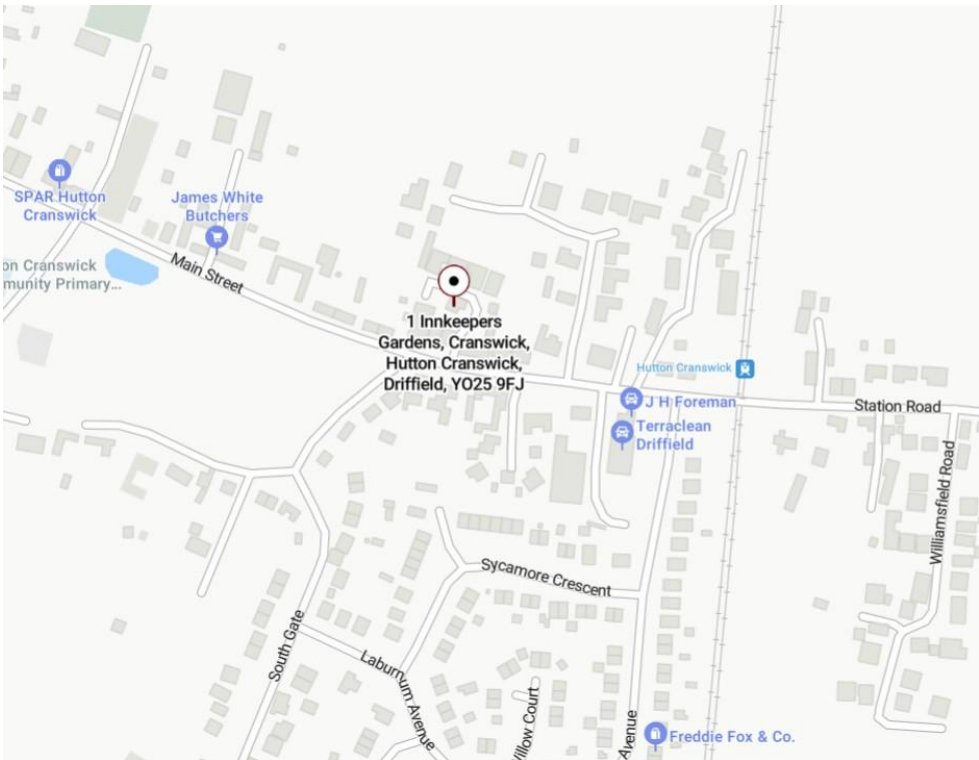
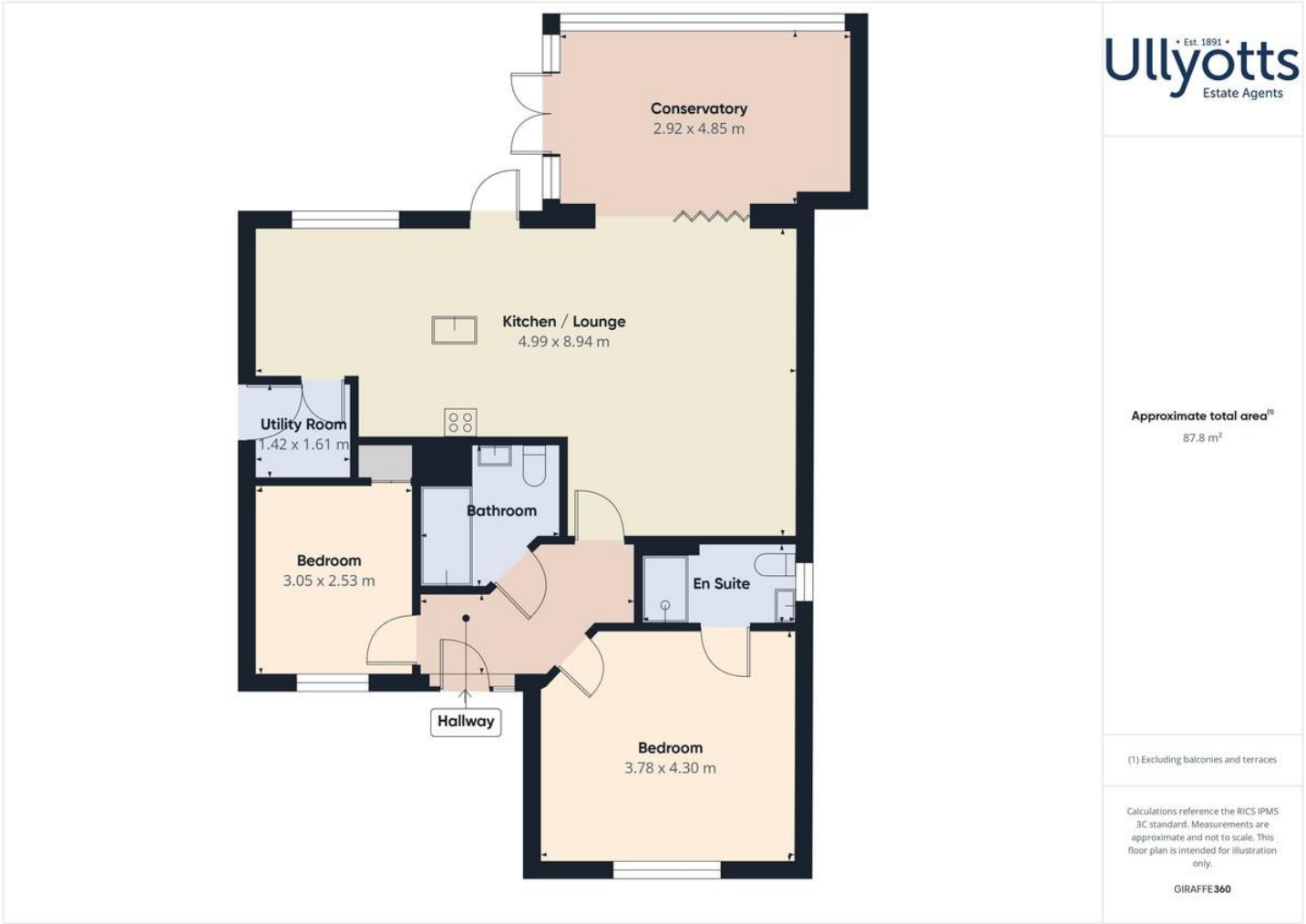


Further Patio



Remote controlled sliding gate

The stated area is approximately 88 sq m





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
[sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
[sales@ullyottsbrid.co.uk](mailto:sales@ullyottsbrid.co.uk)



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations