



9 Hotham Road  
Cranswick, YO25 9QW

ASKING PRICE

£160,000

3 Bedroom Semi-Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456



Rear



Off Road  
Parking



Gas Central Heating

## 9 Hotham Road, Cranswick, YO25 9QW

A spacious three bedroom semi-detached house with conservatory, gardens and garage with off-road parking. Close to village amenities.

### 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.

### NEARBY DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide

range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

### UPVC ENTRANCE DOOR

Opening into:

### ENTRANCE HALL

With staircase to first floor and under stairs cupboard.



Lounge



Lounge



Bedroom



Garden

## Accommodation

Radiator. Door to kitchen and door to:

### LOUNGE

25' 3" x 10' 9" (7.72m x 3.28m)

With built-in cupboards to both alcoves and shelving to one. Wall mounted gas fire with wooden mantel over and marble inset and hearth. Radiator. Patio doors opening into:

### CONSERVATORY

11' 6" x 10' 2" (3.51m x 3.10m)

With central light fitting with fan. Doors opening onto the rear garden.

### KITCHEN

12' 2" x 6' 11" (3.71m x 2.13m)

With a range of wall mounted and base units, one and a half bowl stainless steel sink unit and built-in electric double oven and gas four ring hob. Wall mounted central heating boiler.

Opening into:

### BREAKFAST ROOM

14' 6" x 9' 1" (4.42m x 2.77m)

With base and wall mounted cupboards. Three-quarter height

shelving unit. Radiator. Door to side drive.

### LANDING

With loft access and doors to:

### BEDROOM 1

13' 8" x 10' 11" (4.17m x 3.33m)

With built-in wardrobes and dressing table with drawer and mirror over. TV and telephone points. Radiator.

### BEDROOM 2

10' 9" x 9' 3" (3.30m x 2.84m)

With built-in wardrobes and shelving. Radiator.

### BEDROOM 3

10' 5" x 6' 11" (3.20m x 2.13m)

With built-in over stairs wardrobe. Radiator.

### BATHROOM

With suite in white comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC. Full tiled around the bath and half-tiling elsewhere.

## OUTSIDE

The front garden is gravelled and planted with shrubs and the rear is laid to lawn. Garden shed. There is a large single brick garage with up and over door. Power and light connected.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 104 square metres.

## 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 uPVC sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## 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.

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ullyotts.

Regulated by RICS

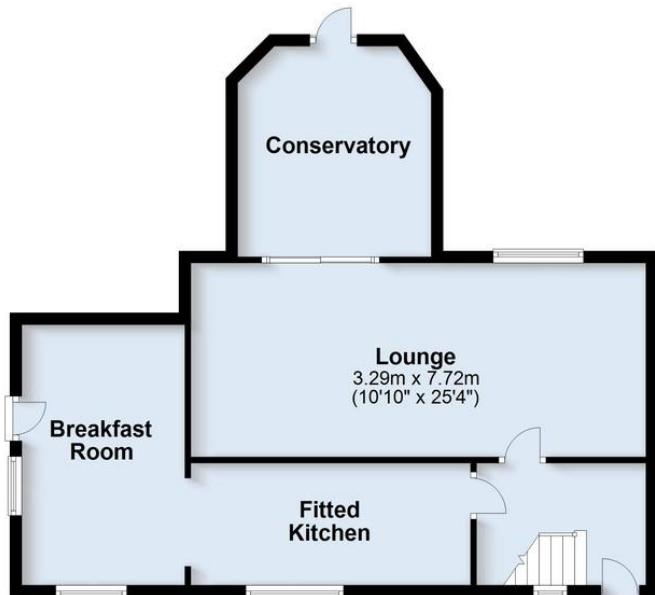
## WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

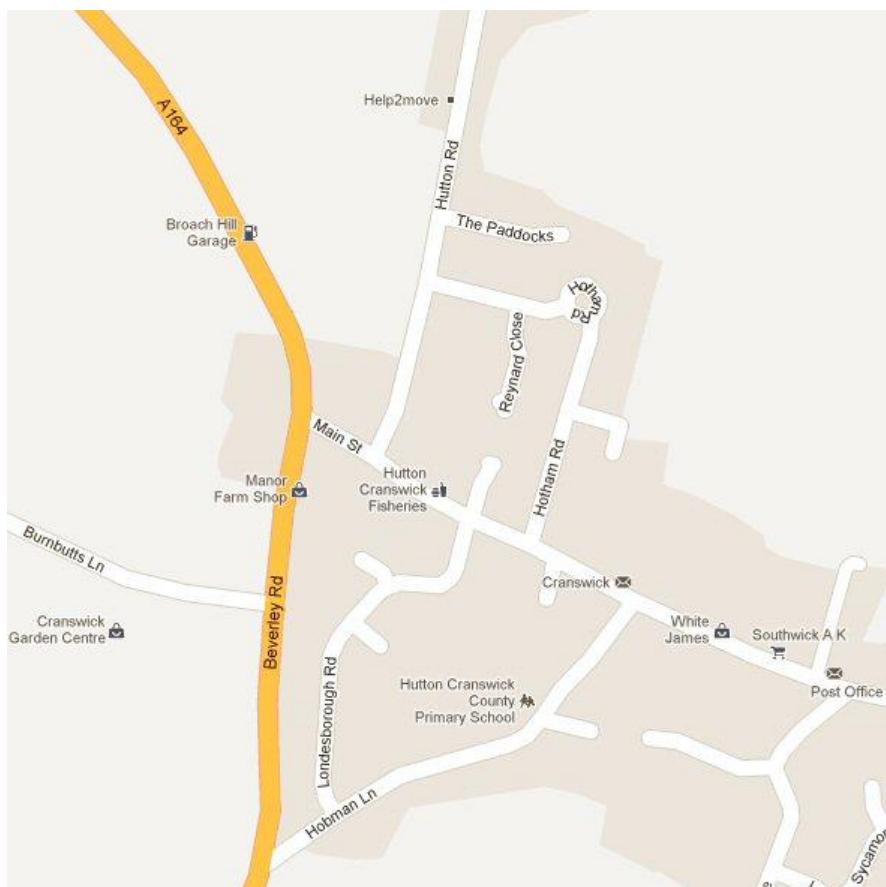
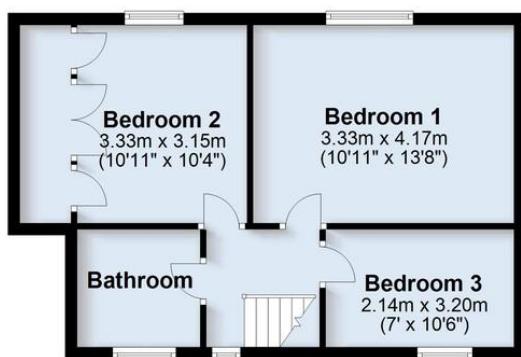


The stated EPC floor area, (which may exclude conservatories),  
is approximately 104 sq m

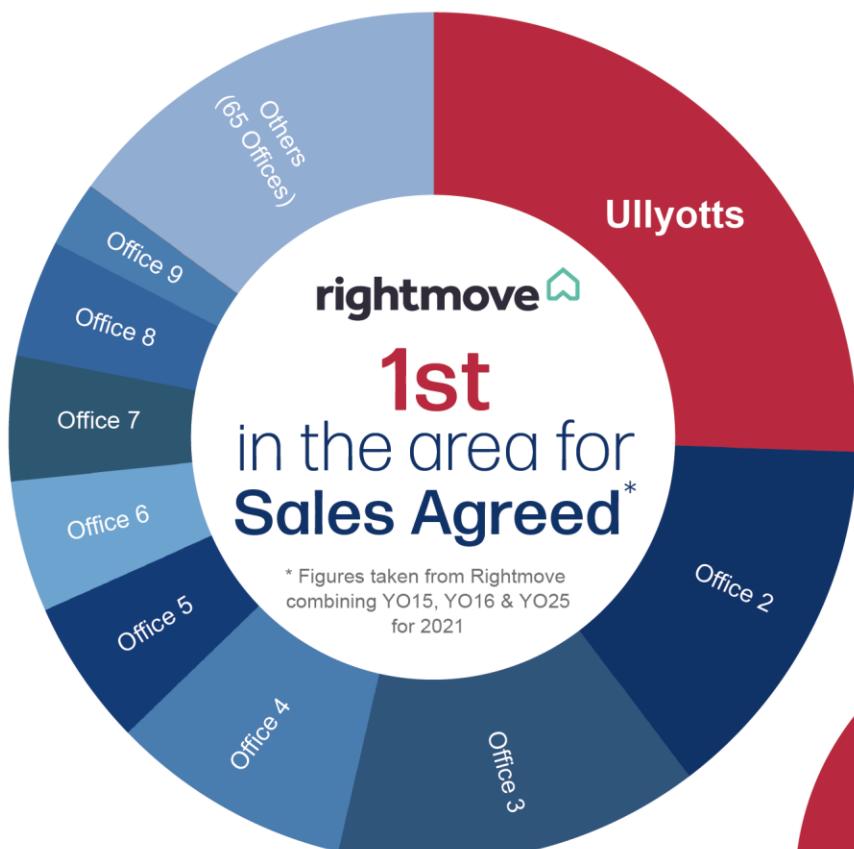
### Ground Floor



### First Floor



# Why Choose Ullyotts?



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

## Knowledge & Experience

Established in 1891, Ullyotts know the local market.

## Dedicated Teams

Experienced sales teams who live locally and know the area.

## Competitive Fees

Ullyotts 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.

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EST 1891



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