



Offers In Region Of 22 Londesborough Road,  
£290,000 Hutton Cranswick, YO25 9PL



#### SERVICES

Understood to all be connected to mains. Mains gas, 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 'D'.

#### 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.





## 22 Londesborough Road, Hutton Cranswick, YO25 9PL

### DESCRIPTION

Brought to the market with no onward chain! Sitting in a high demand area, 22 Londesborough Road is a spacious three bedroom detached bungalow. The property boasts well proportioned accommodation both internally and externally and provides a blank canvas for any potential buyer to make it their own home. The property also stands within walking distance of the local village amenities and enjoys private gardens to the rear.

The property briefly comprises:- entrance porch leading to the hallway, lounge, WC, kitchen/diner, three double bedrooms, family bathroom, rear and front garden with single detached garage and off street parking.

### 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 childrens 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 PORCH- 7'4 (2.25m) x 2'9 (0.85m)**

Door and window to the front aspect, exposed brick walls and fitted carpets.

**ENTRANCE HALL- 5'1 (1.57m) x 11'3 (3.43m)**  
 Door and window to the front aspect, coving, fitted carpets, radiator, telephone point and power points.

**LOUNGE- 12'10 (3.92m) x 20'8 (6.32m)**  
 Spacious living area with windows to the front and side aspect, coving, gas fire place with marble hearth and surround, radiator, TV point and power points.

**WC- 3'2 (0.97m) x 7'11 (2.44m)**  
 Opaque window to the front aspect, tiled splash back, sink with vanity unit, low flush WC and radiator.

**OPEN PLAN KITCHEN/DINING AREA- 11'5 (3.50m) x 17'7 (5.36m)**  
 Well proportioned with door to the side aspect, window to the rear aspect, coving, built in storage cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in eye-level double oven, electric hob, fitted carpets, radiator and power points.

**BEDROOM ONE- 11'9 (3.60m) x 9'6 (2.91m)**  
 Double bedroom with window to the front aspect, coving, built in wardrobes with matching bedside units and drawers, fitted carpets, radiator and power points.

**BEDROOM TWO- 11'11 (3.64m) x 9'10 (3.01m)**

Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator

**BEDROOM THREE/DINING ROOM- 10'1 (3.09m) x 13'4 (4.08m)**

Currently used as a dining room but would also be classed as a double bedroom with sliding doors to the rear aspect, coving, fitted carpets, radiator and power points.

**CONSERVATORY- 11'0 (3.38m) x 9'7 (2.92m)**  
 Door to the rear aspect, windows to all three sides and tiled flooring.

**BATHROOM- 8'7 (2.64m) x 6'5 (1.96m)**

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and additional storage cupboards, shower cubicle, tiled flooring, heated towel rail and extractor fan. There is also access to the loft

### GARDEN

South facing garden which is mainly laid with lawn, patio area to the immediate rear, additional patio area to the rear which houses a timber shed, planted flowers, shrubs and mature trees with gated side access.

**SINGLE DETACHED GARAGE- 8'3 (2.53m) x 18'1 (5.53m)**

Up and over door, window to the side aspect, power and lighting.

### PARKING

Off street parking for two cars.