



16 Londesborough Road  
Cranswick  
YO25 9PL

ASKING PRICE OF

**£330,000**

**3 Bedroom Detached Bungalow**



Breakfast Kitchen



3



2



2



Garage & Off  
Road Parking



Gas Central Heating

## 16 Londesborough Road, Cranswick, YO25 9PL

A delightful bungalow which is set within an exclusive small cul-de-sac just off the main part of Londesborough Road and, as such, is in an especially quiet part of the village. The accommodation on offer is beautifully presented throughout and, built by Tallishire of Beverley. The layout is both versatile, as it is spacious!

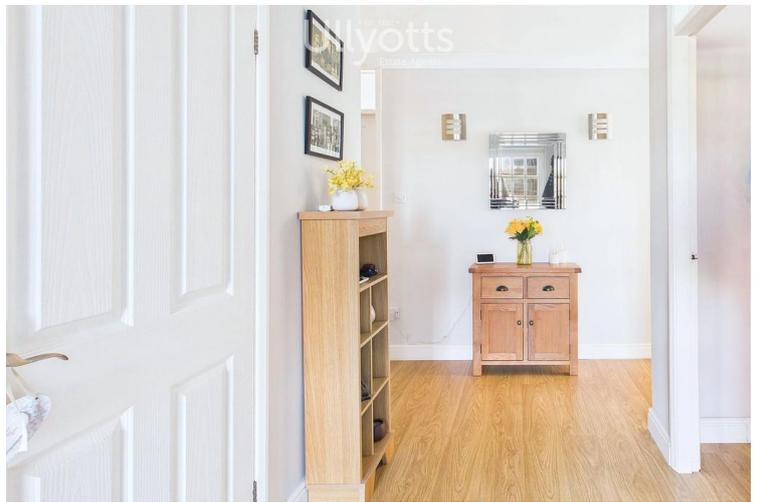
Indeed, the accommodation can include up to three bedrooms, though many buyers choose to utilise one as a dedicated dining room, in addition to the spacious breakfast kitchen. The lounge is front facing and well lit by numerous windows. There is off-street parking via a side drive which leads to a single garage.

### 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.



Cloakroom/WC



Entrance Hall



Lounge



Lounge

## Accommodation

### ENTRANCE LOBBY

With wood effect flooring and main door leading into:

### ENTRANCE HALL

13' 5" x 3' 4" (4.09m x 1.03m)

With wood effect flooring. Coved ceiling. Radiator.

### CLOAKROOM/WC

5' 10" x 3' 1" (1.79m x 0.96m)

Comprising low level WC and wash hand basin. Wood effect flooring. Full height storage cupboards partially housing the boiler with storage in the remaining part. Double panelled radiator.

### LOUNGE

21' 1" x 12' 11" (6.43m x 3.94m)

With front facing window plus additional side windows making this an extremely light and airy room, wood effect flooring and feature fire surround with gas living flame fire in situ. Coved ceiling. Double panelled radiators.

### BREAKFAST KITCHEN

22' 4" x 10' 9" (6.81m x 3.30m)

Extensively fitted principally along one full wall including base and drawer cupboards with matching wall mounted cupboards

and finished with gloss white doors and a chrome handle. Complementary worktops and additional peninsular base cupboard including breakfast bar. One and a half bowl sink with swan neck mixer tap and single drainer, electric hob with extractor over and electric double oven. Space and provision for a fridge freezer.

This room has been extended and includes an attractive additional space with French doors onto the rear garden. Wood effect flooring. Inset ceiling lighting.

### BEDROOM 1

12' 11" x 10' 2" (3.95m x 3.11m)

With rear facing window and built-in range of wardrobes including bedside and overhead cupboards. Double panelled radiator.

### BEDROOM 2

11' 6" x 10' 9" (3.53m x 3.30m)

With front facing window. Coved ceiling. Radiator.

### BEDROOM 3

9' 10" x 9' 7" (3.00m x 2.94m)

With rear facing window and range of wardrobes along one wall. Coved ceiling. Double panelled radiator.



Breakfast Kitchen



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

## BATHROOM

8' 4" x 6' 11" (2.56m x 2.11m)

Comprising bath with shower over, large vanity style suite including wash hand basin and WC. Contemporary tiling and chrome ladder style radiator.

## OUTSIDE

The property stands back from the road behind its own front garden which is predominantly gravelled and is currently used to provide additional car parking, supplementing the side drive which leads to a single garage.

The gardens of the property are particularly attractive and being predominantly to the rear and side. Immediately to the rear of the property, accessed via the kitchen, is a paved and gravelled patio area and this gives way to a further expanse of lawn with side planted borders. There is a summerhouse and timber shed plus further summerhouse located to the side of the property where there is an additional paved patio area. The gardens offer excellent privacy and security.

## CENTRAL HEATING

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

## DOUBLE GLAZING

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 D.

## 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



Bedroom 2



Bedroom 3



Bathroom



Garden

information is seldom available to the agent.

Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 103 sq m (1,114 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Hutton Cranswick

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Cranswick

16 Londesborough Road

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