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Chartered Surveyors

**15 Southgate
Cranswick
YO25 9QX**

Semi-detached bungalow

Popular location

Overlooking Village Green

Central Heating

Double Glazing

Generous off-street parking

Asking Price Of:

£140,000

Offers Considered



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PROPERTY PROFESSIONALS SINCE 1891

15 Southgate

Cranswick
YO25 9QX



An established and spacious semi-detached bungalow in a prime location within this popular village overlooking The Green. Being well set back from the road, this property enjoys plentiful off-street parking by way of a side drive and the accommodation includes generously proportioned rooms, including front facing lounge, fitted kitchen, 2 bedrooms and bathroom.

To the rear is an enclosed area of garden. There is gas fired central heating and uPVC double glazing throughout. In addition, there is a useful brick built garage to the rear though this is not readily accessible by a vehicle.

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.

ACCOMMODATION

SIDE ENTRANCE

Leading into:

KITCHEN

14' 9" x 8' 9" (4.5m x 2.69m)

Fitted range of kitchen units including base and wall mounted cupboards with complimentary worktops.



Gas fired hob plus integrated BELLING electric double oven. Space and plumbing for automatic washing machine. Radiator.



Door leading into:

INNER HALLWAY

SHOWER ROOM

With white suite comprising low level WC and wash hand basin with vanity unit. Shower cubicle with plumbed-in shower. Half-tiled walls with full tiling around the shower. Electric wall mounted heater and radiator.

LOUNGE

17' 10" x 11' 3" (5.46m x 3.45m [max])

Front facing bay window and fireplace with marble insert housing a gas living flame fire. Two radiator.

Front facing window and TV point.



BEDROOM 1

12' 5" x 9' 6" (3.81m x 2.90m)

Built-in wardrobes to one wall. Radiator.



BEDROOM 2

8' 11" x 8' 9" (2.72m x 2.69m)

Radiator. Sliding doors leading into:



CONSERVATORY

Radiator.

With further door into the rear garden.

OUTSIDE

The property stands well back from the road behind a long side drive which provides plentiful off-street parking. There is a long area of garden to the front. To the rear of the property is an enclosed expanse of garden plus single garage which is not readily accessible by a vehicle.

CENTRAL HEATING

The property benefits from a 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 and is offered with vacant possession upon completion.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

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VIEWING

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Ground Floor





