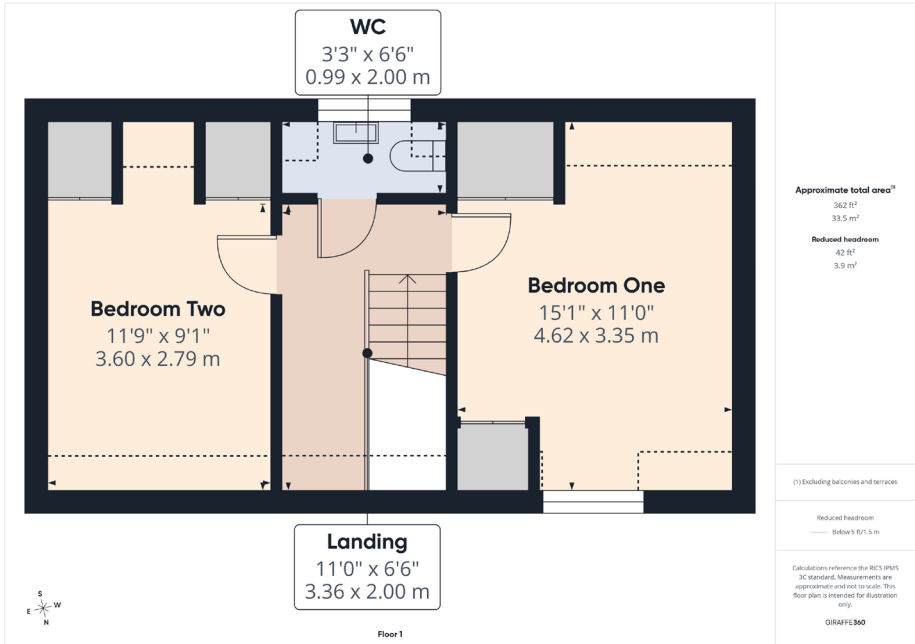
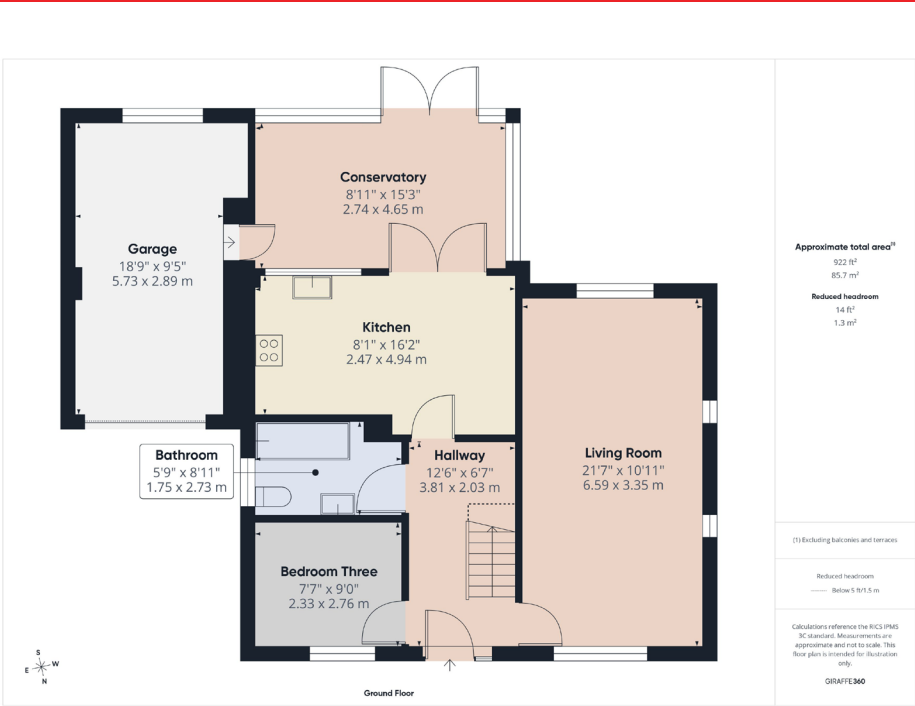




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



Guide Price £325,000 **Alder Cottage, Sheepman Lane, Hutton Cranswick, YO25 9RA**



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Dee Atkinson & Harrison



Alder Cottage, Sheepman Lane, Hutton Cranswick, YO25 9RA

DESCRIPTION

Tucked away at the end of a quiet country lane in a sought-after village location, Alder Cottage is a very well-maintained, three-bedroom home offering versatile accommodation with a beautifully established south-facing garden. Designed to suit a variety of potential buyers, the property features a flexible layout with bedrooms located on both the ground and first floor, making it an excellent choice for families, downsizers, or those looking for multi-generational living. The accommodation is well proportioned throughout, with bright and comfortable living spaces that have been lovingly cared for by the current owners. Outside is a main focal point and a true highlight, benefitting from sun all day long and established flowers and shrubs creating a relaxing place to sit out and enjoy.

The property briefly comprises:- entrance hall, lounge, bedroom, bathroom, kitchen, conservatory, first floor landing with two double bedrooms and WC, rear garden, 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 children's 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, pre-school, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Inviting entrance hall with door and window to the front aspect, coving, stairs leading to the first floor landing, laminated LVT click flooring, radiator and power points.

LOUNGE- 21'7 (6.59m) x 10'11 (3.35m)

A spacious and bright living area with windows to the front, side and rear aspect, coving, log burning stove with exposed brick surround and tiled hearth, laminated flooring, radiator, TV point and power points.

BEDROOM THREE- 7'7 (2.33m) x 9'0 (2.76m)

Window to the front aspect, coving, laminated LVT click flooring, radiator and power points.

BATHROOM- 5'9 (1.75m) x 8'11 (2.73m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, radiator and extractor fan.

KITCHEN- 8'1 (2.47m) x 16'2 (4.94m)

French doors and window to the rear aspect, inset spotlights, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated dishwasher, large fridge/freezer, built in eye-level double oven, electric hob with extractor fan, laminated LVT flooring, radiator and power points.

CONSERVATORY- 8'11 (2.74m) x 15'3 (4.65m)

A great addition to the property with French doors and windows to the rear and side aspect, vinyl flooring, TV point and power points. There is a door to the side leading into the garage.

FIRST FLOOR LANDING

Spacious landing with potential to utilise as an office space with fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 15'1 (4.62m) x 11'0 (3.35m)

A fabulous size double bedroom with windows to the front and rear aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'9 (3.60m) x 9'1 (2.79m)

Another double bedroom with windows to the rear aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

WC- 3'3 (0.99m) x 6'6 (2.00m)

Opaque window to the rear aspect, fully tiled walls, low flush WC, sink with pedestal, tiled flooring, radiator and extractor fan.

GARDEN

A stunning South facing garden which is beautifully landscaped and wraps round the property with patio area to the back of the property and timber summer house with power, lawned area, flower borders with planted flowers and shrubs, outside tap and water butt, additional gravelled area to the side with gated side access.

GARAGE- 18'9 (5.73m) x 9'5 (2.89m)

Single garage with up and over door, window to the rear and side pedestrian door, wall mounted gas boiler, worktop with plumbing for washing machine, space for white good, power and lighting.

PARKING

Off street parking for one car.