



Est. 1891  
**Ulllyotts**  
Estate Agents

23 Laburnum Avenue  
Hutton Cranswick  
YO25 9QH

ASKING PRICE OF

**£200,000**

**3 Bedroom Semi-Detached House**

Est. 1891  
**Ulllyotts**  
Estate Agents

01377 253456



Garden - VIRTUALLY STAGED



3



1



1



Garage & Off  
Road Parking



Gas Central Heating

## 23 Laburnum Avenue, Hutton Cranswick, YO25 9QH

**A competitively priced semi-detached house in a popular residential location convenient for village amenities.** This well maintained home could ideally suit a first time buyer and equally a family looking for larger bedrooms than usually found within modern semis.

The house itself has been well maintained, however, does offer scope for improvement and has been priced accordingly to effect early interest!

**There is a side drive and this leads to a single garage, whilst to the rear is a conservatory and enclosed area of garden.**

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

### 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.



Lounge Dining Area



Lounge Dining Area - VIRTUALLY STAGED



Kitchen



Conservatory

## Accommodation

### FRONT ENTRANCE

Into:

### LOBBY

7' 0" x 4' 6" (2.15m x 1.39m)

Spacious entrance lobby, sometimes used by occupants as a small office. Radiator.

Door leading into:

### LOUNGE WITH DINING AREA

18' 4" x 15' 9" (5.60m x 4.81m)

An exceptionally spacious room with front facing window and feature log burning stove. Radiator.

Staircase leading off to the first floor.

### KITCHEN

18' 2" x 9' 4" (5.55m x 2.86m)

Fitted with a range of traditionally styled kitchen units featuring base and wall mounted cupboards finished with panelled doors in pine and a coordinating worktop. Integrated electric oven with four ring gas hob with extractor over. One

and a half bowl stainless steel sink with base cupboard beneath plus space and plumbing for automatic washing machine.

Open plan into:

### CONSERVATORY

9' 3" x 9' 1" (2.84m x 2.78m)

Featuring a glass roof and views of the garden. Radiator.

### FIRST FLOOR LANDING

With built-in storage cupboard.

### BEDROOM 1

13' 8" x 8' 8" (4.18m x 2.66m)

With front facing window. Radiator.

### BEDROOM 2

12' 8" x 9' 3" (3.87m x 2.82m)

With front facing window. Radiator.

### BEDROOM 3

9' 6" x 8' 8" (2.90m x 2.66m)

With rear facing window. Radiator.



Bedroom 1



Bedroom 1 - VIRTUALLY STAGED



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED

### BATHROOM

9' 3" x 6' 4" (2.83m x 1.94m)

With modern suite comprising panelled bath and Quadrant shower enclosure with vanity wash hand basin and low level WC. Contemporary tiling and two windows. Chrome ladder radiator.

### OUTSIDE

The property stands back from the roadside behind a gravelled front forecourt garden. There is a concrete drive with gravelled insert leading to a gated parking area and this in turn leads to a single garage.

To the rear of the property is a raised deck and gravelled bed. Paved patio.

There is also mature planting to give this a good degree of privacy.

### 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 B.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### 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.

### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 3



Bedroom 3 - VIRTUALLY STAGED



Bathroom



Garden



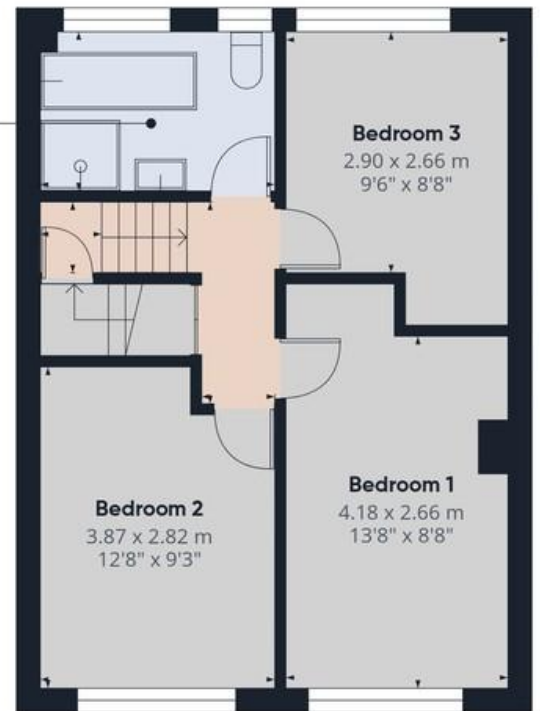
Rear Elevation

The digitally calculated floor area is 91 sq m (975 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

**Bathroom**  
1.94 x 2.83 m  
6'4" x 9'3"



Floor 1





Hutton Cranswick

Cranswick

Hutton Cranswick

23 Laburnum Avenue

▪ Est. 1891 ▪  
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