



Approximate total area⁽¹⁾
1028 ft²
95.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1



Asking Price
£360,000

36 Hutton Road,
Hutton Cranswick, YO25 9PH



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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

Double door to the front aspect, door leading into the hallway and fitted carpets.

HALLWAY- 3'0 (0.94m) x 13'11 (4.26m)

Inviting hallway with door and window to the front aspect, panelled ceiling, LVT flooring, radiator and power points. There is also access to the loft which houses the gas boiler which is brand new.

WC

Opaque window to the front aspect, inset spotlights, coving, fully tiled walls, low flush WC, sink with vanity unit and mixer taps, LVT flooring and radiator.

LOUNGE- 20'0 (6.11m) x 12'7 (3.86m)

A spacious living area with bay window to the front and additional windows to both sides flooding the room with natural light, feature electric fireplace with panelled wall, LVT herringbone flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 17'0 (5.20m) x 21'7 (6.58m)

The main part of the property and is ideal for hosting with French doors and window to the rear aspect, additional door to the side aspect, panelled wall, a range of wall and base units with island and breakfast bar, one and a half sink with drainer unit, integrated dishwasher, washing machine, fridge and freezer, built in double oven, electric hob with integrated extractor fan, LVT flooring, radiator, TV point and power points.

BEDROOM ONE- 10'11 (3.33m) x 11'9 (3.58m)

Double bedroom with window to the front aspect, coving, built in mirrored wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 8'10 (2.71m) x 11'10 (3.62m)

Another double bedroom with window to the rear aspect, built in mirrored wardrobes, fitted carpets, radiator and power points.

BATHROOM- 7'1 (2.17m) x 8'1 (2.47m)

Opaque window to the side aspect, wet wall panelled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with shower attachment, shower cubicle, wall mounted storage cabinet, heated towel rail and extractor fan.

GARDEN

East facing landscaped garden which is laid with artificial grass making it easily maintainable, patio area to the immediate rear of the property, raised gravelled area for additional seating, raised flower beds, timber fencing and gated side access.

GARAGE- 17'10 (5.45m) x 9'1 (2.77m)

Single detached garage with up and over door, window to the side aspect, space for white goods, power and lighting.

PARKING

Gravelled off street parking for three cars.

36 Hutton Road, Hutton Cranswick, YO25 9PH

DESCRIPTION

Enjoying a peaceful village setting and perfectly position taking in the delightful countryside views, 36 Hutton Road is a stunning, two bedroom detached bungalow which has been fully renovated through. Creating a stylish and contemporary home which is move in ready, the current owner has thoughtfully reconfigured the floorplan to suit modern living, with an open plan kitchen/dining area which forms the focal point of the home. The renovation extends beyond the internal interior, with the garden having a huge transformation and is now fully landscaped creating an attractive and relaxing space. Viewings are highly recommended to full appreciate everything this bungalow has to offer.

The property briefly comprises:- entrance porch, hallway, lounge, open plan modern kitchen/dining area, two double bedroom, family bathroom, rear garden, detached single garage, off street parking and small garden to the front.

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, pre-school, bus and trains services are also available.

