

Approximate total area*
488 sq ft
45.4 m²

(*) Excluding balconies and terraces

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

DIRAFPE360

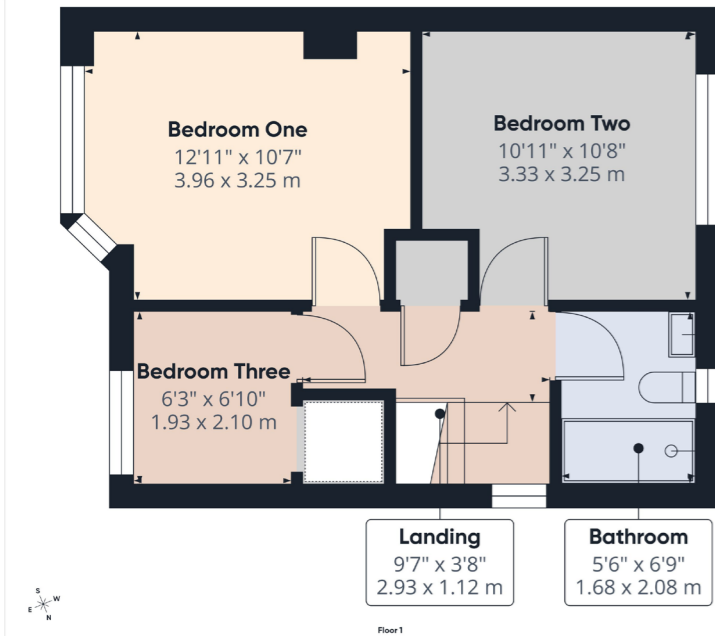


Approximate total area*
367 sq ft
34.3 m²

(*) Excluding balconies and terraces

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Asking Price
£235,000

67 Hutton Road,
Hutton Cranswick, YO25 9PW

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

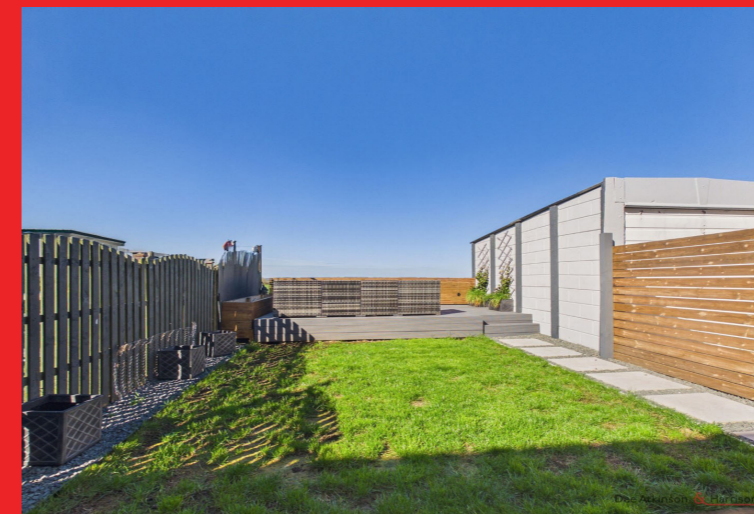
Council Tax is payable to the East Riding of
Yorkshire Council. The property is currently
shown as listed in Council Tax Band 'B'.

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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67 Hutton Road, Hutton Cranswick, YO25 9PW

DESCRIPTION

An extremely well presented semi-detached property, 67 Hutton Road is a three bedroom home enjoying uninterrupted countryside views to both the front and rear aspect offering an idyllic setting. Thoughtfully modernised and renovated throughout, the property has undergone a fantastic transformation, now providing stylish and modern accommodation. Perfectly suited to a wide range of buyers, viewings are highly recommended to fully appreciate what this property has to offer.

The property briefly comprises:- entrance hall, open plan lounge/dining area, kitchen, first floor landing, three bedrooms, family bathroom, rear garden, detached garage and ample 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 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 11'9 (3.58m) x 5'10 (1.80m)

Door and windows to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, laminated wood effect flooring, radiator and power points.

LOUNGE- 10'6 (3.21m) x 11'6 (3.51m)

Spacious living area with window to the front aspect, coving, fitted carpets, radiator and power points. This opens up into:

DINING ROOM- 13'3 (4.05m) x 9'4 (2.87m)

Coving, fitted carpets, radiator and power points.

KITCHEN- 5'11 (1.81m) x 16'1 (4.92m)/9'9 (3.00m) x 8'0 (2.44m)

A wrap around stylish and sleek kitchen with door and windows to the rear aspect, inset spotlights, a range of contrasting coloured wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built in eye-level double oven, gas hob with glass splash back and extractor fan, laminated wood effect flooring, vertical radiator and power points.

FIRST FLOOR LANDING- 9'7 (2.93m) x 3'8 (1.12m)

Opaque window to the side aspect, dado rail, built in storage cupboard, fitted carpets and power points.

BEDROOM ONE- 12'11 (3.96m) x 10'7 (3.25m)

Double bedroom with window to the front

aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'11 (3.33m) x 10'8 (3.25m)

Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 6'3 (1.93m) x 6'10 (2.10m)

Window to the front aspect, coving, built in shelving, fitted carpets, radiator and power points.

BATHROOM- 5'6 (1.68m) x 6'9 (2.08m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with vanity unit and mixer tap, large walk in shower, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN

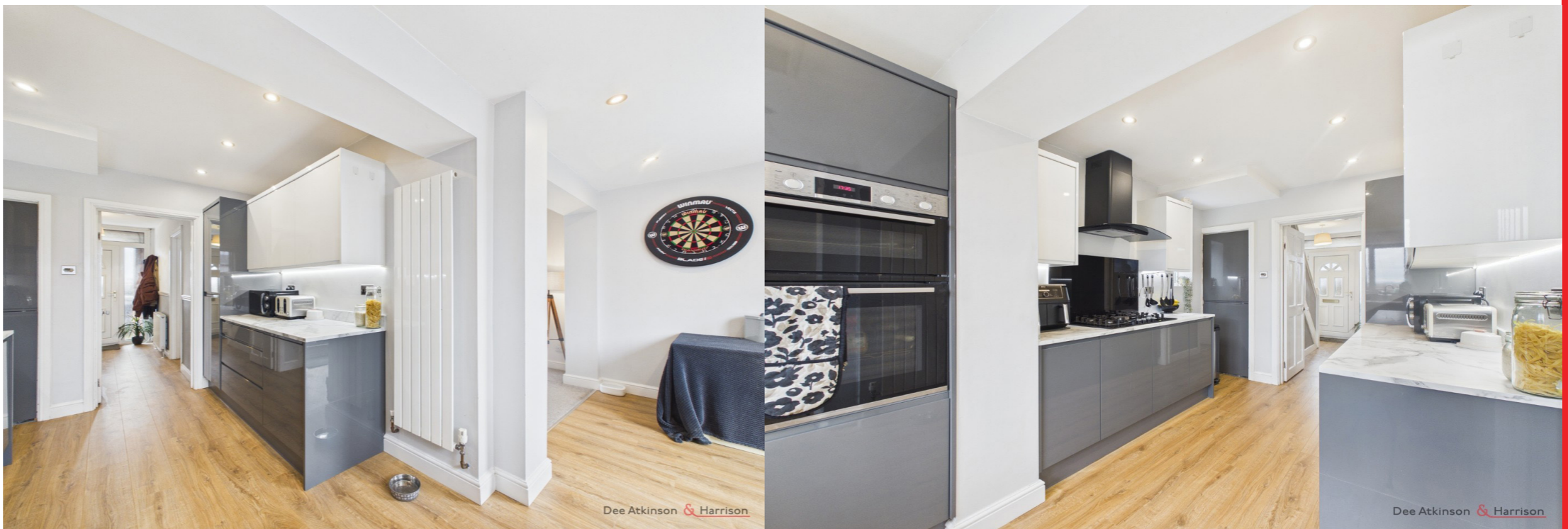
West facing garden which has been landscaped to create a beautiful outside space with lawned area, patio area to the immediate rear, decking with countryside views, timber fencing and gated side access.

GARAGE

Detached single garage with up and over door, power and lighting.

PARKING

Off street parking for three cars.



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