

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£525 PCM

Flat 3 the Old Cross Keys 19 Main Street, Cranswick, YO25

**** ONE BED END TERRACE HOUSE - AVAILABLE IMMEDIATELY****

A one bed end of terrace house comprising of entrance hall, double bedroom with modern ensuite shower room, and an open plan kitchen/living room. The property benefits from gas central heating and PVCu glazing.

Outside there is a block paved area providing off-road parking for one vehicle.

Hutton Cranswick is a popular village with many amenities and is ideal for the commuter who is wanting country living with easy access to Beverley, Driffield, Hull and Scarborough by either road or public transport, as the village is located aside the main Beverley to Driffield road, with direct bus and rail links, having its own railway station.

Bedrooms Bathrooms Receptions

1

1

1



HUTTON CRANSWICK

Originally two villages Hutton and Cranswick that grew and merged into Hutton Cranswick, a large rural village just three miles south of Driffield on the A164, an ideal area for commuters as the village also has its own railway station on the Scarborough to Hull line. There is a large village green with a picturesque duck pond in the centre of the village, two pubs offering accommodation and food, shops, a primary school and St Peters Church, a delightful Grade II listed building. There is also a farm shop, a garden centre, a popular sports area and well used village hall.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Front entrance door, tiled flooring, radiator, stairs to first floor.

BEDROOM 1

4.76m x 3.66m (15'7" x 12'0")



Built-in wardrobe, laminate flooring, radiator.

ENSUITE

2.61m x 1.11m (8'6" x 3'7")



White suite comprising pedestal wash hand basin and low-flush W/C, shower cubicle with folding glass door and plumbed shower, ladder towel radiator, electric shaver point, part-tiled walls, tiled flooring, extractor fan.

FIRST FLOOR

KITCHEN/LIVING ROOM

4.77m x 4.64m max (15'7" x 15'2" max)



Open plan with fitted range of modern grey shaker style units with oak effect worksurfaces, grey composite sink with single drainer and chrome mixer tap over, integrated electric oven, gas hob with extractor hood over, tiled splashbacks, cupboard housing wall-mounted gas central heating boiler, laminate flooring, two radiators.

OUTSIDE



The entrance to the property is located to the rear of the building and provides a block paved area for off-road parking for one vehicle.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

COUNCIL TAX

Council Tax Band A.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£525 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in

advance together with a deposit in the sum of £605 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

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