



**50 Laburnum Avenue, Cranswick YO25 9QH**  
**Guide Price £240,000**

- Spacious extended family home
- Four double bedrooms
- Two reception rooms
- Off-street parking and carport
- Home office/cinema room in garden
- Sought after village
- EPC Rating: C
- Council Tax Band: B

A very well proportioned, extended semi-detached house situated in a popular position close to the centre of this well serviced and sought after East Yorkshire village. Benefitting from four double bedrooms and two reception rooms, the property also has a good size plot with extensive parking, a carport to the side and a large garden room/cinema/home office to the rear.

#### LOCATION

The property is located on the South side of the crescent that forms Laburnum Avenue which leads off from Southgate close to the centre of the village and the Village Green.

Hutton Cranswick, which in the past has comprised the two separate communities of Hutton and Cranswick, is situated just off the B1249 Driffield (4 miles) to Beverley (9 miles) road. The village provides an extensive range of amenities including public house, shops and its own primary school. There are excellent road links to the surrounding areas and the village lies on the main Scarborough to Hull railway line.

The nearest town is Driffield which is centrally situated within very convenient access of the coast (12 miles), Beverley (12 miles), Malton (15 miles) and Hull (20 miles). The town itself benefits from an excellent range of shopping facilities with major high street chains including Tesco, Boots, Superdrug and Iceland, being supplemented by more individual local shops. The town offers good road links to the surrounding area as well as having its own railway and bus stations. There are two infants' schools, a primary school and the secondary school being Driffield School itself which shares its site with the town's sports centre.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

###### ENTRANCE HALL

4'7" x 7'2" (1.40m x 2.18m)  
uPVC stained glass panelled front door with internal window shared with the living room.

###### LIVING ROOM

A large living room that gives the flexibility of having both living and dining room furniture. To the front is a bowed window and there is an electric fire set on a marble hearth and back. Stairs lead up to the first floor accommodation.

###### DINING ROOM

15'10" x 10'9" reducing to 7'8" (4.83m x 3.28m reducing to 2.34m)  
An extension to the rear of the property with French doors opening out onto the rear garden and a large storage cupboard under the stairs.

###### KITCHEN

15'7" x 9'3" maximum (4.75m x 2.82m maximum)  
Offering wall and base storage units with cream fronts and laminate work surfaces, ceramic tile splashback, four-ring electric hob with integrated oven and grill, space and plumbing for washing machine and fridge freezer, stainless steel sink and drainer, window to the rear elevation and uPVC glass panelled door opening under the carport.

##### FIRST FLOOR

###### LANDING

###### BEDROOM 1

14'1" x 8'10" (4.29m x 2.69m)  
Window to the front elevation.

###### BEDROOM 2

9'7" x 8'10" (2.92m x 2.69m)  
Window to the rear elevation and built-in wardrobe.

###### BEDROOM 3

11'2" x 9'5" (3.40m x 2.87m)  
Built-in wardrobes and window to the front elevation.

###### BEDROOM 4

9'3" x 9'5" (2.82m x 2.87m)  
Window to the rear elevation.

##### BATHROOM

6'5" x 6'0" (1.96m x 1.83m)  
Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, back to the unit w.c., modern shower bath, fully tiled walls and window to the side elevation.

##### OUTSIDE

The property is set back from the road with a gravel drive which provides ample parking for a number of vehicles. To the side of the property is a carport which currently has gates to both front and rear and is currently used as a dog run.

The garden has a central lawn with decking to the rear. To one side is a large summerhouse which has been used as a cinema room in the past and is supplied with light, and could be used as a garden office or gym by a new owner. Additional to that is a potting shed and dog kennel. There is also a Wendy House.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C0204