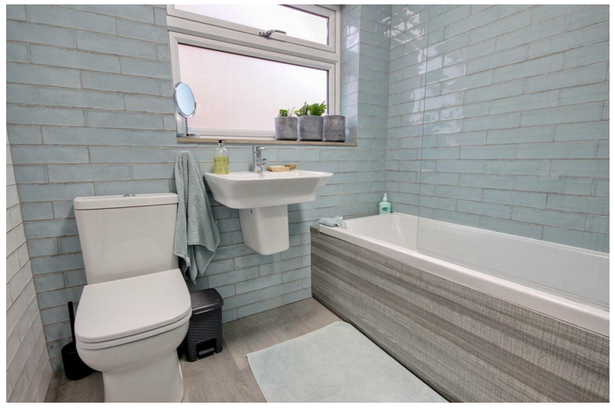

Beverley | Cottingham | Hornsea | Willerby

# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

## 2 Londesborough Road, Cranswick, Driffield YO25 9PL

**£335,000**

Beverley | Cottingham | Hornsea | Willerby

- Extremely well presented bungalow
- Stunning 38' kitchen living space
- 3 good size bedrooms
- Shower room and modern bathroom
- Beautifully presented garden
- Ample off-street car parking
- Garage
- Extensive amenities close by
- EPC Rating: D
- Council Tax Band: D

A beautifully presented, three bedroom detached bungalow which extends to almost 1,100 square feet and offers a quite stunning 38' open plan kitchen/living space along with three very well proportioned bedrooms, shower room and modern bathroom. The house stands on a good size plot with gardens to front and rear, ample off-street car parking ideal for a motorhome or caravan (subject to any consents) and a lovely rear garden extensively planted with attractive seating areas along with single garage.

Londesborough Road is an established and popular residential area with excellent access to the picturesque centre of this village with a green area, butcher, public houses, shop and leisure amenities along with the added benefit of a mainline railway station serving Scarborough and Hull.

A great opportunity to acquire an outstandingly well presented bungalow.

**LOCATION**
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, shop 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**

**ENTRANCE HALL**
Radiator and built-in cupboard housing gas fired central heating boiler.

**OPEN PLAN KITCHEN/LIVING SPACE**
38' x 13' narrowing to 11'4" (11.58m x 3.96m narrowing to 3.45m)

**KITCHEN AREA**
17'8" x 11'4" (5.38m x 3.45m)
Extensive range of grey base and eye level units with timber work surfaces incorporating induction hob with integrated extractor, electric oven, integrated fridge freezer, dishwasher and washing machine, one and a half bowl single drainer sink unit, built-in pantry, timber effect flooring, PVCu sealed unit double glazed window, door to outside and vertical radiator.

**LIVING AREA**
21' x 13' (6.40m x 3.96m)
Multi-fuel stove on stone hearth, timber effect flooring, PVCu sealed unit double glazed windows to two elevations and radiator.

**BEDROOM 1**
12' x 11' (3.66m x 3.35m)
PVCu sealed unit double glazed window and radiator.

**BEDROOM 2**
13'5" x 10'6" (4.09m x 3.20m)
PVCu sealed unit double glazed window and radiator.

**BEDROOM 3**
11'10" x 9'10" (3.61m x 3.00m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

**SHOWER ROOM**
Recently fitted shower room with low level w.c., shower in separate cubicle and wash hand basin, PVCu sealed unit double glazed window and towel radiator.

**FAMILY BATHROOM**
6'9" x 5'10" (2.06m x 1.78m)
Panelled bath with shower over, wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and radiator.

**OUTSIDE**
To the front of the property there is an extensive planting garden with gravel paths and a substantial side driveway, offering parking for up to four vehicles along with a 7kW/h electric vehicle charging point.

The rear garden is laid to lawn with large planting areas and attractive paved seating with log store and shed to the rear.

**GARAGE**
16'4" x 8'3" (4.98m x 2.51m)
The property benefits from a detached brick single garage with up-and-over door having light and power laid on.

**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 PVCu 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

GROUND FLOOR

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.
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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.