



17 Reynard Close
Cranswick
YO25 9PG

ASKING PRICE OF

£220,000

2 Bedroom Semi detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge

 2
  1
  1
  Garage
  Gas Central Heating

17 Reynard Close, Cranswick, YO25 9PG

Comprehensively renovated and refurbished throughout to an exceptional standard, this is a delightfully presented semi-detached house which provides a range of accommodation which is larger than the norm for this type of property. Certainly, this bungalow is in a move-in condition and viewing is unlikely to disappoint. The specification includes delightfully refitted kitchen with a wealth of integrated appliances, lounge which includes a wood-burning stove as well as dedicated space for a dining table, two double bedrooms and well fitted bathroom.

The bungalow stands on a corner plot with extensive gardens particular to the rear and also space to the side for storage plus gardens to the front, all of which are well maintained with the front garden enhancing the curb appeal of the bungalow.

Externally, there is off street parking along with a single garage.

CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.



Dining Area



Dining Area



Kitchen



Kitchen

Accommodation

KITCHEN

10' 2" x 10' 9" (3.12m x 3.3m)

An entrance directly into the kitchen essentially means no wasted space with the kitchen itself being recently refitted with a range of base and wall mounted cupboards along with attractive worktops. Integrated appliances include dishwasher and washing machine plus electric oven and induction hob with extractor hood over. Inset sink with single drainer and space for a fridge freezer. Inset spotlights and radiator.

INNER HALL

With built in storage cupboard and radiator. Loft access.

LOUNGE/DINING ROOM

21' 3" x 14' 0" (6.48m x 4.27m)

A very attractive L-shaped room with French doors and windows onto the rear aspect. Partially panelled walls and feature log burning stove. Radiator, television point.

BEDROOM 1

12' 3" x 12' 4" (3.74m x 3.78m)

With windows to the front aspect, partially panelled walls and radiator.

BEDROOM 2

8' 5" x 12' 4" (2.59m x 3.78m)

With rear facing window and radiator.

SHOWER ROOM

Beautifully fitted comprising low-level WC, pedestal wash basin and fully tiled shower cubicle. Wood effect flooring and heated towel rail. Extractor fan.

OUTSIDE

The property stands on an exceptional plot with established gardens to the front and rear. There is also additional space to the side for storage, log store and side gated access.

In addition there is offstreet parking spaces for two vehicles plus detached single garage. The garage includes electric power and lighting.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Bedroom



Bedroom



Shower Room



Bedroom

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Map



Bedroom



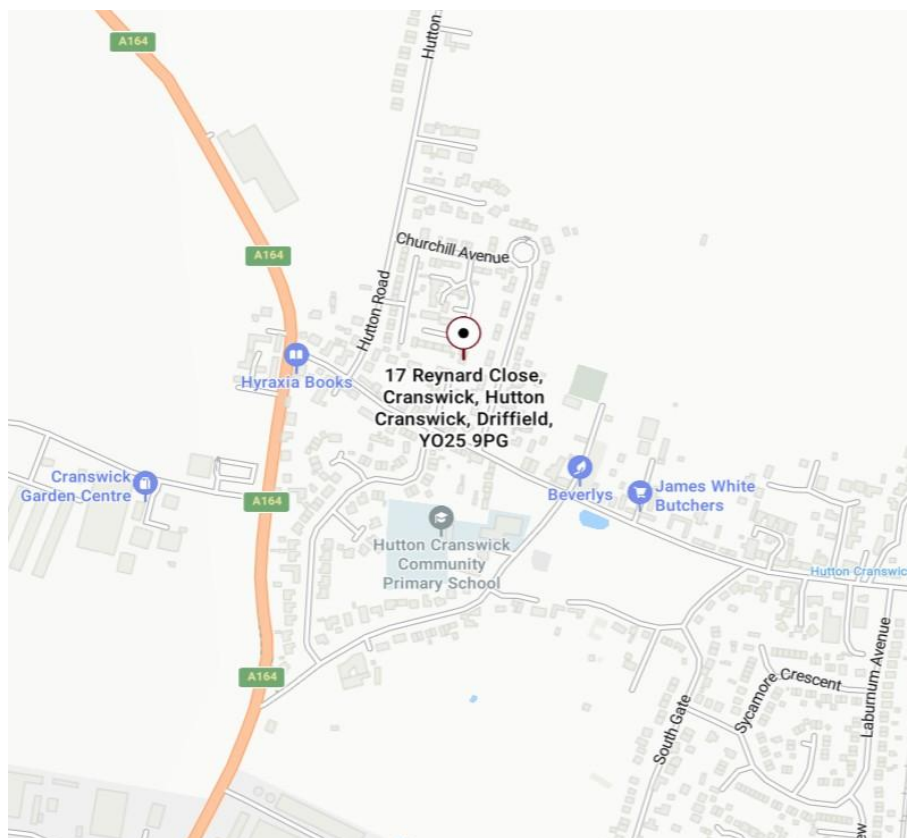
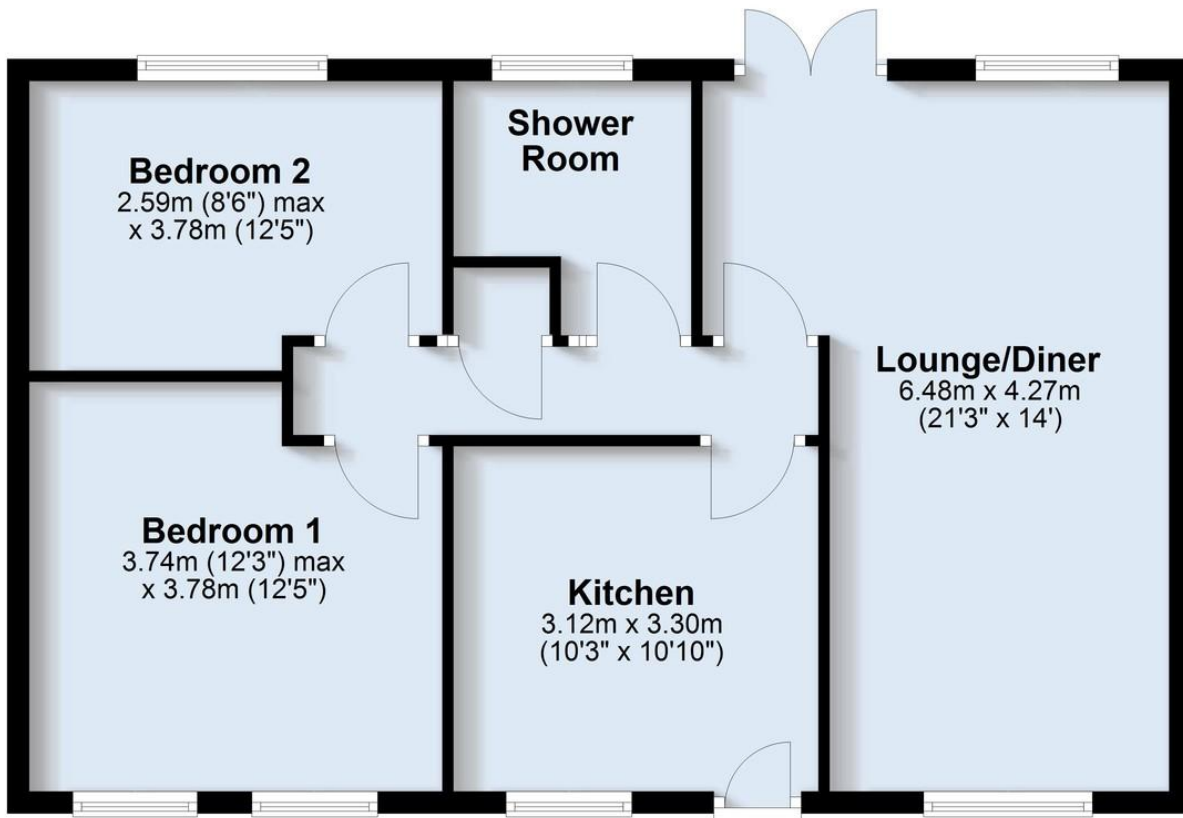
Rear Garden



Front Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 67 sq m

Ground Floor



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