

linkagency

2 Bedroom Bungalow - Detached for Sale

£390,000

3 Willbrook Close, Cranswick, Drifffield, YO25 9FS



COMING SOON



KEY FEATURES

- NO CHAIN • HIGH SPECIFICATION, LUXURY BUNGALOW • 2 DOUBLE BEDROOMS AND 2 LUXURY BATHROOMS • QUALITY KITCHEN WITH INTEGRATED APPLIANCES • BUILT BY REPUTABLE LOCAL BUILDERS IN 2022 • 6 YEARS REMAINING ON THE WARRANTEE CERTIFICATE • EXCLUSIVE, QUIET COULD DE SAC IN THE VILLAGE CENTRE • LOCATED CLOSE TO THE PICTURESQUE VILLAGE GREEN • INTEGRATED GARAGE AND AMPLE PARKING • PROFESSIONALLY LANDSCAPED, SOUTH-FACING REAR GARDEN

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Drifffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

Hutton Cranswick

Situated in an exclusive, peaceful cul-de-sac setting, just off the village green, in the highly desirable village of Hutton Cranswick, this property enjoys the very best of semi-rural village life combined with unmatched connectivity. Centred around what is reputed to be one of the largest village greens in England with its picturesque duck pond, Hutton Cranswick is widely regarded as one of East Yorkshire's most vibrant and sought-after village communities.

- Proximity & Commuter Distances: Exceptionally well-placed for swift road travel across the East Riding and beyond:
- Driffield: Approximately 3.5 miles.
- Beverley: Approximately 9 miles.
- Hull City Centre: Approximately 20 miles.
- East Yorkshire Coast (Bridlington / Hornsea): Approximately 16 miles.
- York: Approximately 30 miles.
- Village Amenities: The village boasts an outstanding range of everyday facilities, including a well-stocked local convenience store and post office, traditional family butcher, popular farm shop, garden centre, fish and chip / chinese takeaway, and a traditional public house serving food and drinks.
- Exceptional Rail & Road Links: A standout benefit of this location is the immediate proximity to Hutton Cranswick Railway Station on the Yorkshire Coast Line, providing effortless direct commuter train services south to Beverley, Hull, Sheffield, and north to Driffield, Bridlington, and Scarborough. The nearby A164 also affords fast and easy road links to neighboring market towns and the national motorway network.
- Community & Leisure: Hutton Cranswick is known for its thriving, active community, featuring an expansive sports and recreation ground with a dedicated pavilion, tennis courts, bowling green, football pitches, and children's play area.
- Education: Families benefit from the highly regarded Hutton Cranswick Community Primary School situated right within the village, with comprehensive secondary schooling and sixth-form provisions catered for in nearby Driffield and Beverley.
- Countryside & Coast: Surrounded by the idyllic landscapes of the Yorkshire Wolds, residents have direct access to an abundance of rural walking, running, and cycling routes, with the East Coast coastline and beaches only a short drive away.



Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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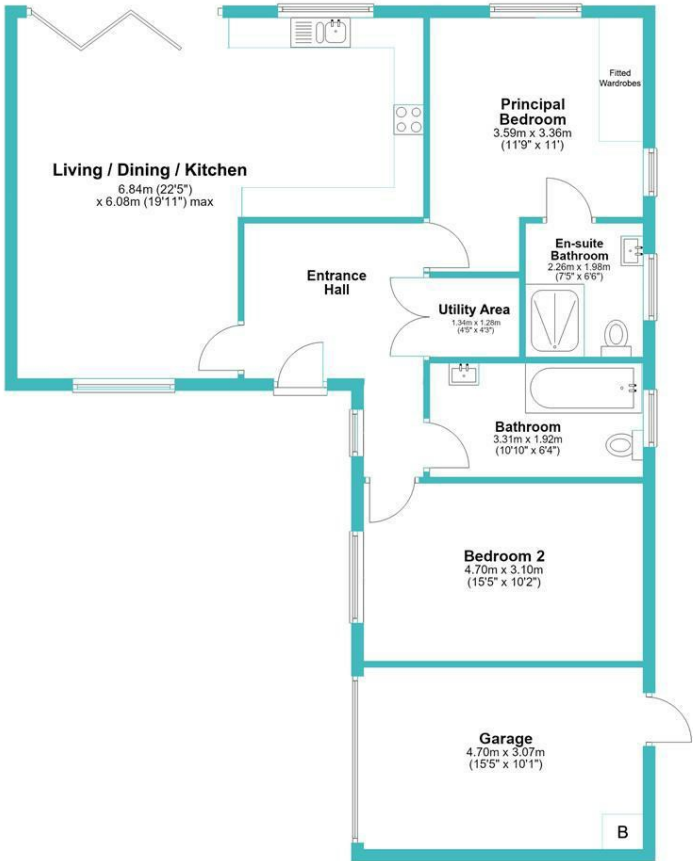
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Approximate Gross Internal Floor Area
99.26 Sq Metres / 1068.42 Sq Feet (Including Garge)

Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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