

Mill Street, Hutton, Driffield

YO25 9PU

Asking Price £435,000

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22 Mill Street, Hutton, Driffield

DESCRIPTION

EXTENSIVELY RENOVATED & EXTENDED | FOUR BEDROOMS | TWO EN-SUITES | OPEN PLAN KITCHEN/FAMILY ROOM | GROUND FLOOR BEDROOM SUITE | DETACHED GARAGE | VILLAGE LOCATION | COUNTRYSIDE OUTLOOK

Occupying a prominent corner position within the highly sought-after village of Hutton, this impressive four-bedroom detached home is currently undergoing an extensive programme of renovation and extension, creating a rare opportunity to acquire a substantially upgraded family home in an attractive village setting. Based on the approved plans, the property has been thoughtfully redesigned to provide spacious and versatile accommodation ideally suited to modern family living.

The heart of the home will be an impressive open-plan kitchen and family room, creating a fantastic space for entertaining and everyday life, whilst a separate lounge offers a more formal reception space. Further ground floor accommodation includes a utility room, cloakroom and a double bedroom with en-suite facilities, ideal for guests, dependent relatives or those seeking flexible living arrangements.

To the first floor, the principal bedroom is designed to feature a dressing area and en-suite shower room, complemented by two further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property occupies a pleasant corner position with enclosed gardens, driveway parking and a detached garage. The setting enjoys an attractive outlook towards neighbouring countryside and the mature trees surrounding St Michael's Church, combining village charm with a sense of openness rarely found in modern developments.

Hutton remains one of East Yorkshire's most desirable villages, offering a welcoming community, attractive rural surroundings and excellent access to Driffield, Beverley, Market Weighton and the wider Yorkshire Wolds.

Offered for sale in the final stages of renovation, this is an exciting opportunity to secure a significantly enhanced village home finished to a modern specification.




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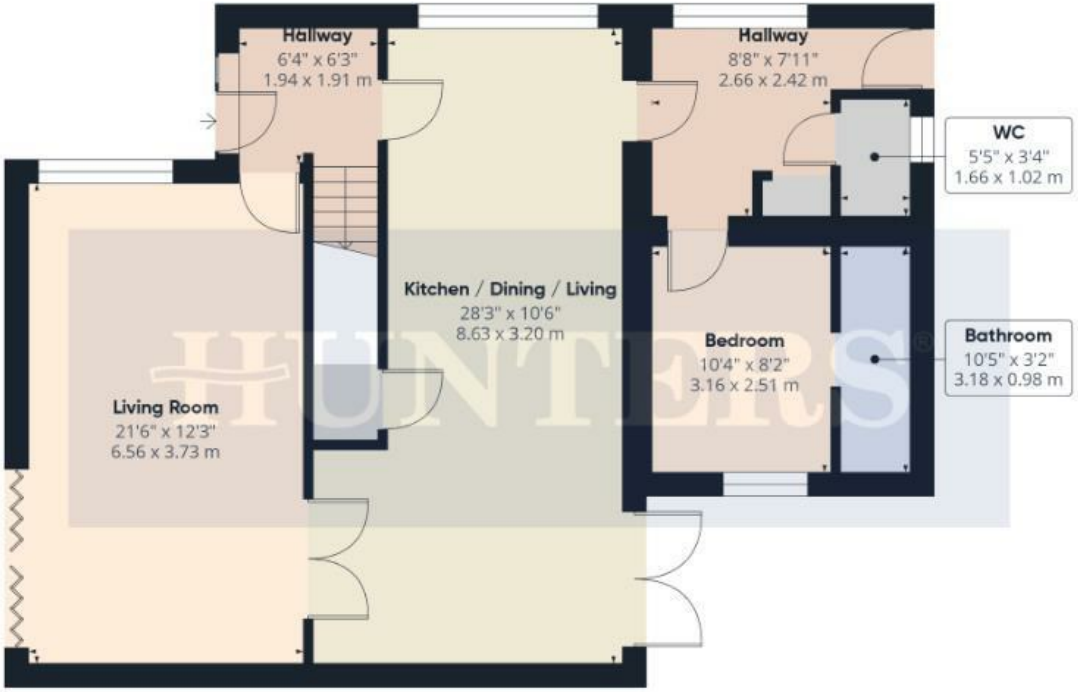




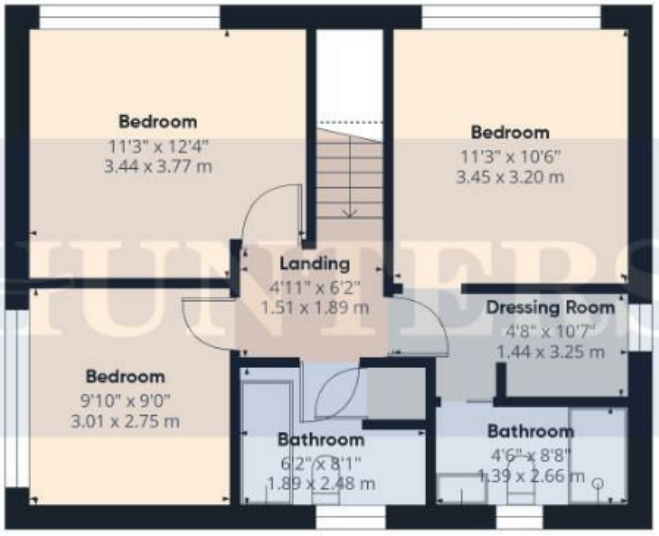




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Ground Floor



Floor 1



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Approximate total area(1)

1437 ft²

133.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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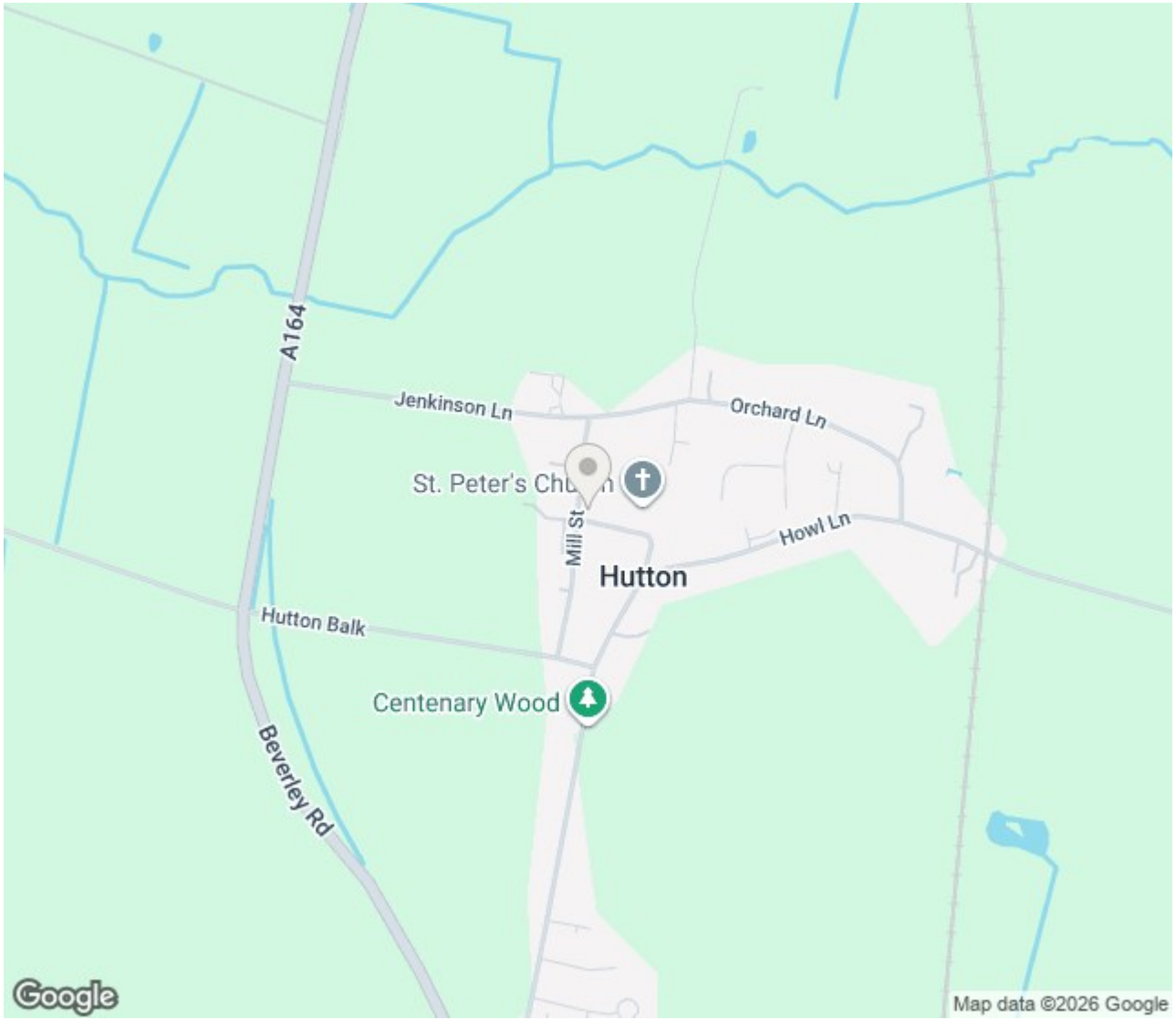




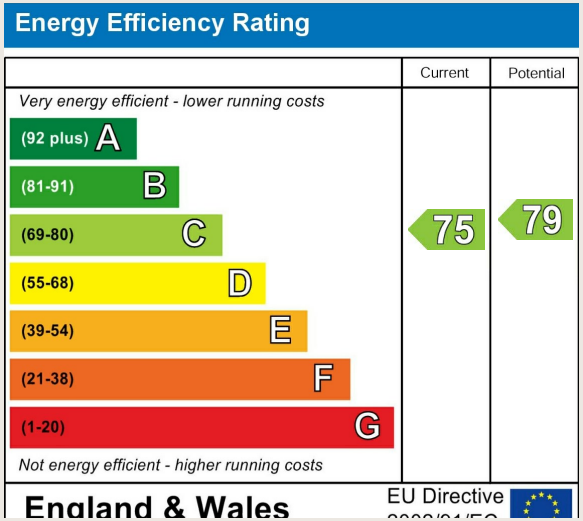




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ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

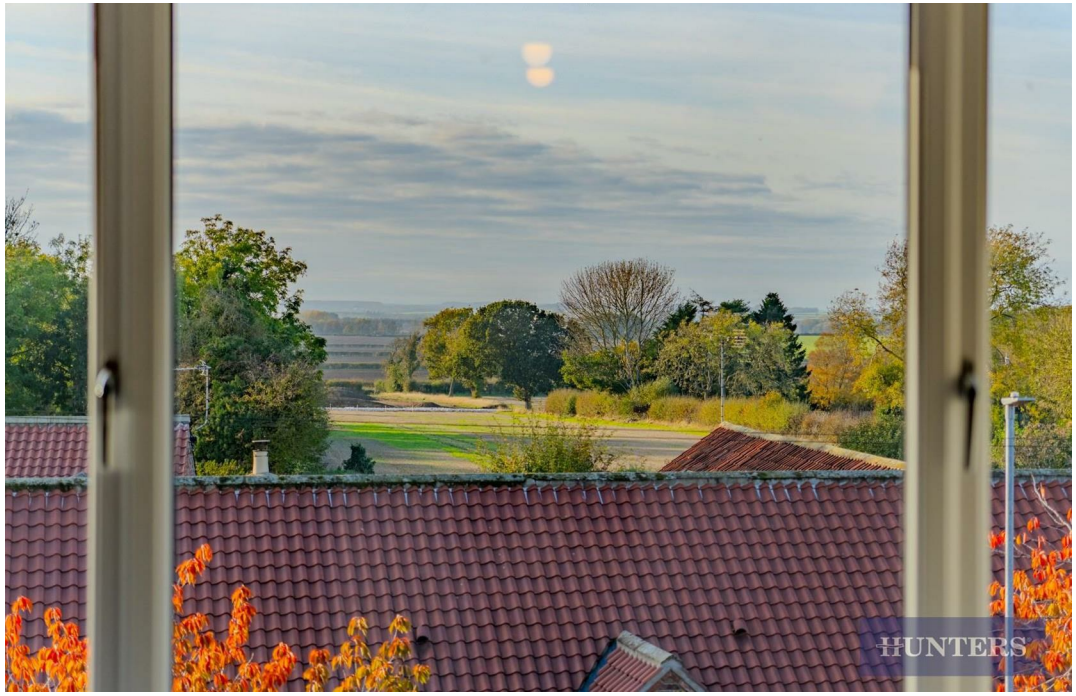
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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