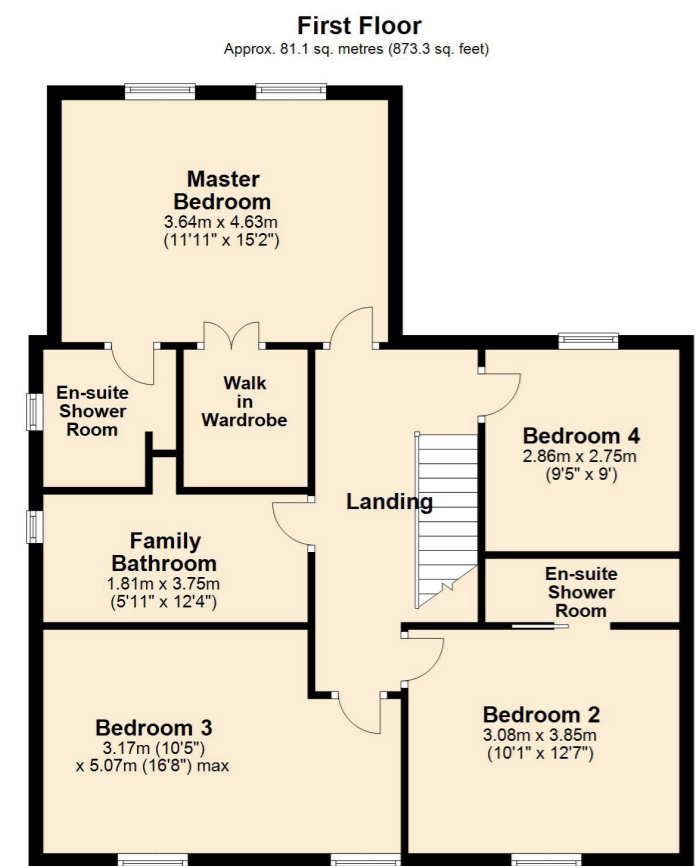
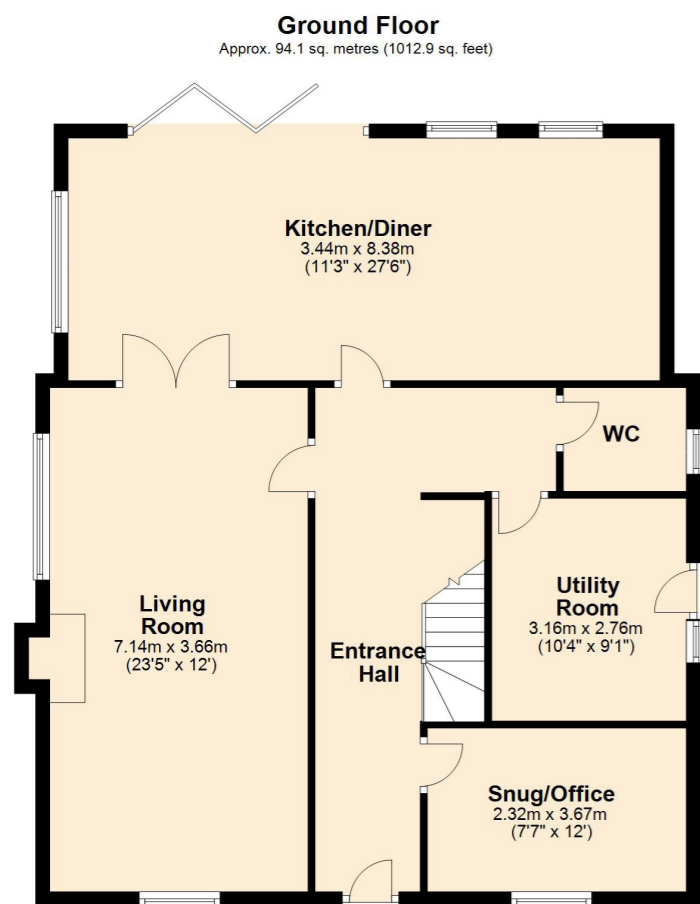


IN THE COURSE OF CONSTRUCTION - READY SUMMER/AUTUMN 2022



Total area: approx. 175.2 sq. metres (1886.2 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



£489,950

**Jasmine House,
Hobman Lane,
Hutton Cranswick**

SERVICES
All mains services will be connected.

TENURE
Freehold with vacant possession upon completion.

COUNCIL TAX
The council tax banding has not yet been assessed.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



GENERAL SPECIFICATION

Traditional brick & block construction with a clay pan tile roof covering.

Upvc windows.

Composite front door.

Gas fired underfloor heating to the ground floor & radiators to the first floor.

Plaster finish throughout.

5" pencil round skirting boards, 3" architraves, oak internal doors with chrome door furniture.

Decoration: Emulsion finish to all walls and ceilings. Gloss paint to all woodwork.

Karndean flooring to the Ground floor and bathrooms. Remaining upstairs to be carpeted throughout.

Fully fitted kitchen with high quality painted shaker wood units, Quartz worktop/splashback. Fully integrated dishwasher, Bosch or similar standard fridge/freezer, oven and oven/microwave combi and an induction hob.

Utility with sink, cabinets and plumbing for washer

Patio and grass to rear

Electrics: Centre lights to all rooms, spots to kitchen and bathrooms, heat & smoke alarms as required, generous allocation of sockets throughout. BT supply, TV points to lounge , kitchen, bed 1 & 2. Provision for electric vehicle charging point and external lights.

THE ACCOMMODATION COMPRISES:

- GROUND FLOOR**
- ENTRANCE HALL**
- WC**
- LIVING ROOM**
- KITCHEN & DINING AREA**
- SNUG/OFFICE**
- UTILITY ROOM**
- FIRST FLOOR**
- LANDING**
- MASTER BEDROOM**
- EN-SUITE SHOWER ROOM**
- BEDROOM TWO**
- EN-SUITE SHOWER ROOM**
- BEDROOM THREE**
- BEDROOM FOUR**
- FAMILY BATHROOM**
- SINGLE GARAGE**

External: Tarmac finish to the drive, close boarded 1.8m fencing forming division from other properties. Seeded or turfed garden areas. Paved paths to front door, access to side of dwelling, rear path and patio area .

10 yr warranty provided by LABC.

All properties will be connected to all mains services and drains.

OUTSIDE
Front and south facing rear gardens. Private drive serving both properties to the single garages and parking spaces. Lawns will be either turfed or seeded. Paved paths and patio.

***PHOTOGRAPHS AND PLANS**
This brochure has been prepared using photographs of the neighbouring completed property. The finish and colours may vary in the subject property.

Jasmine House, 1B Hobman Lane, Hutton Cranswick, East Yorkshire

DESCRIPTION

An exciting opportunity to secure a stunning newly constructed detached family home in the popular village of Hutton Cranswick. Construction is underway by renowned local developers; Harland Builders Ltd of Langtoft, and the two properties are expected to be ready for occupation in summer/autumn of 2022. These spacious properties are to be beautifully appointed to include Karndean floor coverings to the ground floor and bathrooms and enjoy a prime location facing onto the corner of the Village Green. The properties provide the following accommodation; Entrance hall, WC, kitchen/diner with bi-fold doors to the southern elevation, utility room, living room, snug/office, four double bedrooms, three bath/shower rooms (two en-suite), gas central heating, double glazing and garage. The properties will also come with a 10 year LABC guarantee.

LOCATION

Hutton Cranswick lies 3 miles South of Driffield on the main A164 Driffield to Beverley Road. The village provides a wide range of amenities including a Spar shop & post office, public house, butchers, hairdressers, fish & chip shop, Chinese takeaway, farm shop, garden centre and several garages. It also enjoys excellent public transport connections by both bus and train with its own station on the Hull to Scarborough line.

