

22, Hawthorn Way,  
Gilberdyke, HU15 2YB  
Guide Price £239,000



A stunning modern three-bedroom detached house, where contemporary design meets functionality. The current owner has tastefully refurbished this home, featuring a sleek dining kitchen and a spacious lounge adorned with a media unit, seamlessly connecting to the garden and decked area, perfect for indoor-outdoor living. Upstairs, three inviting bedrooms await alongside a family bathroom, offering comfort and tranquillity.

The rear garden, facing Westerly, provides an idyllic setting to bask in the summer sun. With a convenient driveway for off-street parking, the potential for expansion is also evident, as the current owner has secured planning permission for a two-storey side extension and rear ground floor extension, promising even more space and luxury with the possibility of an additional bedroom with en-suite and further reception room.

This residence epitomizes modern living at its finest, offering both comfort and endless potential for its fortunate new owners.

Tenure - Freehold  
Council Tax Band - C



## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

1.35 x 1.05 (4'5" x 3'5")

Front entrance door, radiator, ceiling coving, laminate wood flooring.

### W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator, laminate wood flooring, extractor.

### ENTRANCE HALL

Laminate wood flooring, stairs to first floor, cupboard under, radiator, ceiling coving.

### SITTING ROOM

5.59 x 3.50 (18'4" x 11'5")

Fitted media unit, laminate wood flooring, french doors to garden, two radiators, T.V. aerial point.

### KITCHEN

Fitted with a range of wall and base units, work surfaces, 1.5 bowl ceramic sink unit, integrated fridge/freezer, integrated dishwasher, integrated microwave, electric oven, induction hob, extractor fan over, part tiled walls, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, radiator, ceiling coving, fitted cupboard housing hot water cylinder.

### BEDROOM ONE

3.63 x 3.39 (11'10" x 11'1")

Laminate wood flooring, fitted wardrobes, ceiling coving, radiator.

### BEDROOM TWO

3.64 x 2.87 (11'11" x 9'4")

Laminate wood floor, radiator, ceiling coving.

### BEDROOM THREE

2.35 x 1.97 (7'8" x 6'5")

Radiator.

### BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, radiator, extractor.

## OUTSIDE

### GARAGE

Roller shutter door, power and light, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, rear personnel door.

### ADDITIONAL INFORMATION

The erection of a two storey extension to the side of property and erection of a single storey extension to rear of property has been approved. For further information the council application number is 23/02236 PLF

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the Agent.

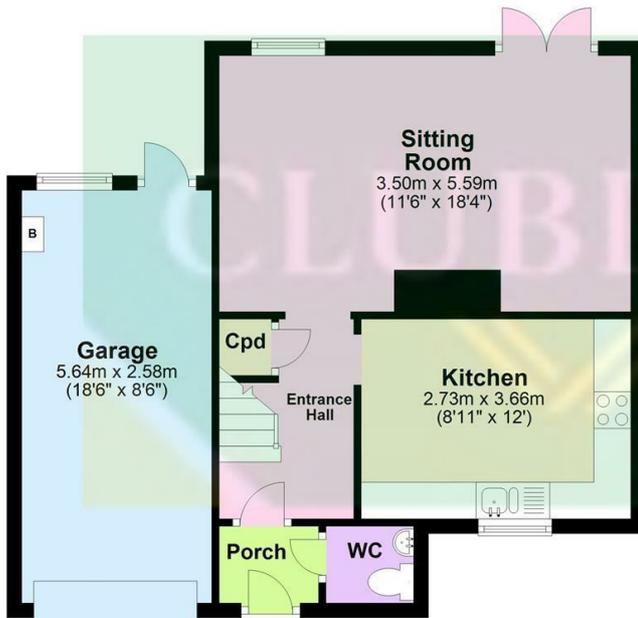
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## Ground Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.8 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

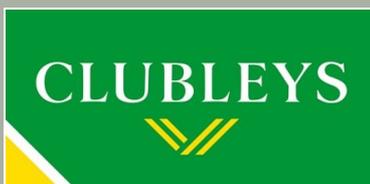
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      |           |
| (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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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.