



1, Pemberton Villas,
Gilberdyke, HU15 2SJ
Offers Over £200,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

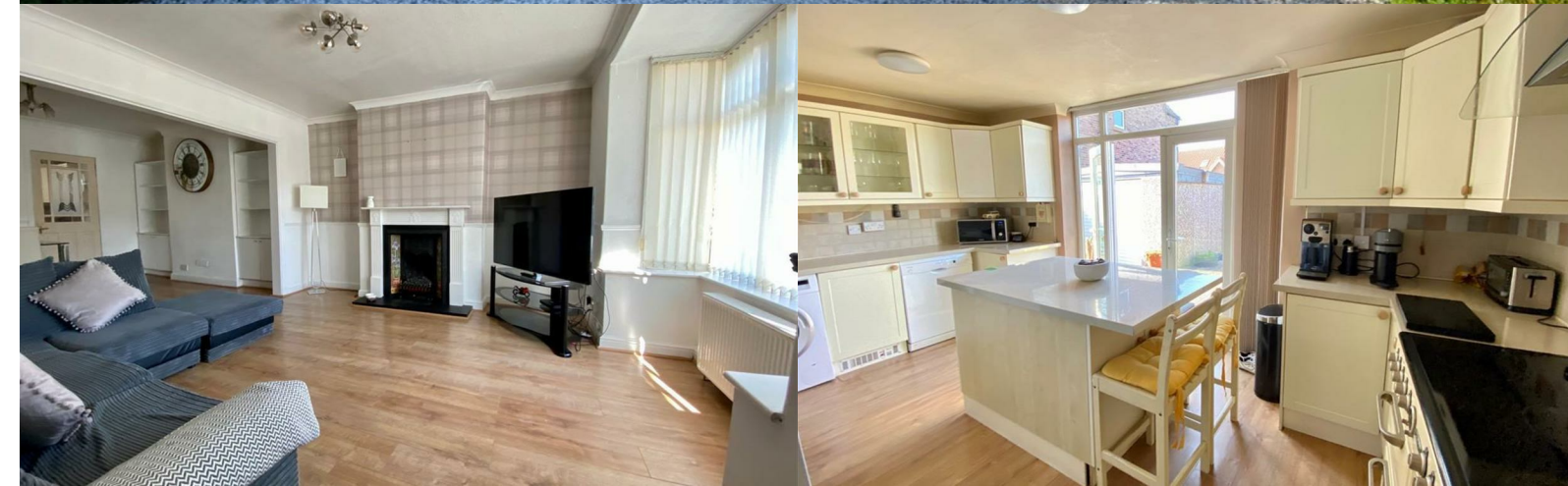
FREE VALUATIONS FOR SALE

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.

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 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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A wonderful opportunity to acquire this spacious family house that stands on an enviable plot within the sought after village of Gilberdyke. The property benefits from a ground floor extension to the rear of the house providing a light and airy breakfast kitchen with doors out to the stunning garden which is generous in size, ideal for families. There are two reception rooms which are open plan to the front of the house with convenient cloakroom. Upstairs the house has been tastefully upgraded having concealed LED lights to the staircase, recently plastered walls to the landing and decorated bedrooms, the bathroom is contemporary in style having a bath with shower over. The driveway is gravelled providing an abundance of parking, there is a gateway to the side providing access to the garage and rear garden which incorporates a shed, gazebo and mature garden with treehouse. Viewing is recommended!

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.



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LOCATION

Gilberdyke is an established well served community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a good range of facilities including Shops; Primary School; Doctors Surgery and recreational facilities. There is a main line Railway Station and easy access to the A63/M62 motorway junction and thereby to Hull and the West Riding Motorway network.

THE ACCOMMODATION COMPRISES**ENTRANCE HALLWAY**

Tiled floor, panel radiator, LED lighting to staircase and wall light.

SITTING ROOM

3.66m x 3.96m (12'0" x 12'11")

Feature fireplace having coal effect fire, laminate flooring, Tv and telephone points.

DINING AREA

3.35m x 3.96m (10'11" x 12'11")

Fitted storage cupboards and shelving to alcoves. Laminate flooring

CLOAKROOM

White low level wc, pedestal hand basin. Gas central heating combination boiler. Tiled flooring and walls.

KITCHEN

2.96m x 4.83m (9'8" x 15'10")

A range of wall and floor units with complementary worksurfaces and tiled splashbacks incorporating a ceramic one and half bowl sink unit and a range cooker with extractor over. Centre island with breakfast bar. Plumbing for washing machine and dishwasher. Laminate flooring and partially tiled walls.

French doors leading to rear garden.

FIRST FLOOR**LANDING**

Hatch to roof space.

BEDROOM ONE

3.48m x 3.20m (11'5" x 10'5")

Recessed ceiling lights and laminate flooring.

BEDROOM TWO

3.53m x 2.74m (11'6" x 8'11")

BEDROOM THREE

2.69m x 2.13m (8'9" x 6'11")

FAMILY BATHROOM

White suite comprising low level wc., vanity hand basin and P shaped bath with tower shower panel. Tiled walls and floor. Chrome heated towel radiator.

OUTSIDE

To the front is a gated gravel driveway allowing for ample parking.

The spacious enclosed rear garden incorporates a decked area directly adjacent to the property with paved and gravelled area providing access to the lawn which has established shrubs and trees with central treehouse. There is also a timber shed with power and light, a recent gazebo and utility area at the end of the garden with greenhouse

GARAGE

Up and over door with power and light. Side personal door.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

