



2, Greenacre Park,  
Gilberdyke, HU15 2SX  
£210,000



## ABOUT THE PROPERTY

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This delightful semi-detached dormer bungalow, built circa 1963, offers an exceptional blend of charm and modern living, with deceptively spacious accommodation of around 1,100 sq ft.

Inside, the property boasts two inviting reception rooms, with a bright living room flowing seamlessly into a stylish dining area, ideal for both relaxing and entertaining. There are three to four generously sized bedrooms, complemented by two well-appointed bathrooms for added convenience.

At the heart of the home is a stunning, newly fitted contemporary kitchen, thoughtfully designed with sleek cabinetry and integrated appliances—perfect for modern family life. Situated in a highly sought-after location, the property enjoys easy access to local amenities, transport links, schools and popular eateries.

Offering generous living space, a versatile layout and a peaceful setting, this superb home is perfectly suited to families, downsizers or anyone seeking comfort and convenience. A rare opportunity—early viewing is highly recommended.







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Half glazed door with glazed side screen into hallway with decorative panelling and laminate flooring. Radiator. Door off into...

### LIVING ROOM

3.19 max x 6.02 (10'5" max x 19'9")

Feature brick set fireplace with inset gas coal effect fire, marble effect back and hearth. Window to the front elevation, two ceiling lights, coving, laminate flooring and double half glazed doors giving access into:

### DINING ROOM

3.19 max x 3.65 (10'5" max x 11'11")

With French doors to the rear giving access to the garden. Coving, laminate flooring, two ceiling lights and open plan staircase to the first floor.

### BEDROOM FOUR/PLAYROOM

2.79 x 2.48 (9'1" x 8'1")

With window to the rear elevation with radiator under, ceiling light, coving and laminate flooring.

### FAMILY BATHROOM

2.00 x 1.64 (6'6" x 5'4")

Modern three piece suite comprising: low level WC, pedestal wash hand basin, panelled bath with hand held shower attachment, full tiled, extractor fan, chrome towel ladder radiator and window to side elevation.

### FIRST FLOOR

#### LANDING

Hatch to loft space, coving and spotlights.

#### BEDROOM ONE

4.43 max x 3.44 into eaves (14'6" max x 11'3" into eaves)

Spacious room with eaves storage, velux window, radiator, ceiling light and coving.

#### BEDROOM TWO

3.05 x 2.90 (10'0" x 9'6")

Window to rear elevation, radiator, coving and ceiling light.

#### BEDROOM THREE

3.05 x 2.09 (10'0" x 6'10")

Window to rear elevation, decorative panelled wall, radiator, coving and ceiling light.

### SHOWER ROOM

1.93 x 1.66 (6'3" x 5'5")

Modern suite comprising: Corner shower unit with electric shower, glazed screen, tiled to surrounds. vanity wash hand basin with storage under and mirror over. Low flush WC, radiator, ceiling light and window to side elevation.

### OUTSIDE

To the rear a timber gate giving side access from the driveway, paved patio area adjacent to the property, laid to lawn beyond with timber boundary fencing, a range of mature shrubs, plants and trees. Outbuilding. To the front the property has a gravel driveway for ease of maintenance which provides parking for multiple vehicles. low brick boundary wall, hedging, mature shrubs, and a raised flower bed. Wrought iron double gates.

### ADDITIONAL INFORMATION

#### \*Broadband

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

#### \*Mobile

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

#### \*Referral Fees

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.

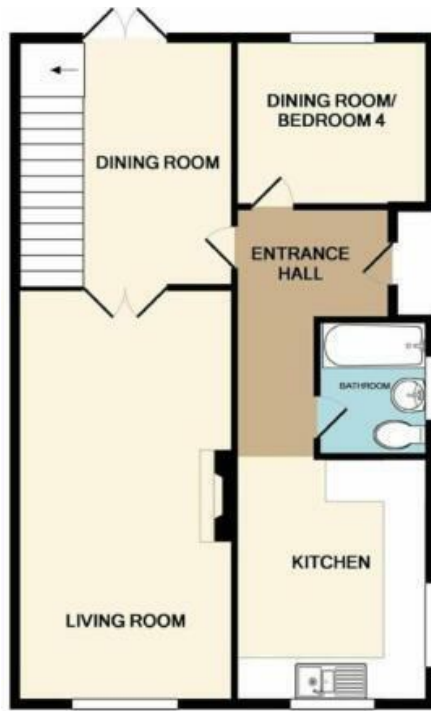
### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

Please be advised that none of the appliances have been checked by the selling agent.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### 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>

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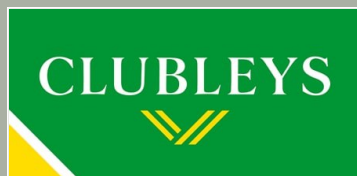
#### MORTGAGES

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.

#### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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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.