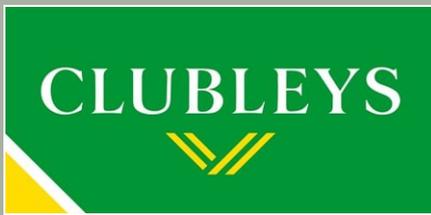




29, Applegarth,
Brough, Gilberdyke, HU15 2YE
£225,000



Located in the popular village of Gilberdyke in a desired residential location this three bedrooomed detached property offers ideal first time buyer or family accomodation. Briefly comprising of entrance hall, cloakroom, kitchen and living/dining room. to the first floor there are three bedrooms and a family bathroom. Outside there is off street parking, garage and a lovely rear garden.



Gilberdyke is an established 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 range of facilities including Shops, Primary School, Doctors Surgery and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

ADDITIONAL INFORMATION

ENTRANCE HALL

Front door leads into the entrance hall with stairs off to the first floor. Under stairs storage cupboard and personnel door into the garage. Coving to the ceiling.

CLOAKROOM

Suite comprising of wall mounted wash hand basin and low level Wc. Tiling to the floor and extractor fan.

KITCHEN

2.22 x 3.30 (7'3" x 10'9")

Good range of wood effect wall and floor units with complimentary work surfaces incorporating a four ring gas hob with concealed extractor over, integrated single oven, one and a half bowl sink unit with space for fridge freezer, washing machine and dishwasher or tumble dryer.

LIVING/DINING ROOM

6.25 x 3.45 (20'6" x 11'3")

A lovely space with feature fireplace housing a coal effect fire with marble effect inset and hearth. Decorative coving to the ceiling, space for family dining table and patio doors open into the rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM ONE

3.11 x 3.46 (10'2" x 11'4")

A good sized double to the rear of the property.

BEDROOM TWO

3.13 x 4.46 x 2.15 (10'3" x 14'7" x 7'0")

Another double to the front of the property with coving to the ceiling.

BEDROOM THREE

3.04 x 3.46 (9'11" x 11'4")

Double room to the rear of the property.

BATHROOM

3.01 x 2.41 (9'10" x 7'10")

White suite comprising of panelled bath with hand held shower attachment, concealed Wc., vanity sink unit with moulded sink and separate shower cubicle with electric shower. Cupboard housing water tank, part tiling to the walls and tiling to the floor.

OUTSIDE

FRONT GARDEN/DRIVEWAY AND GARAGE

The driveway is laid to stone providing off street parking, leading to a single garage with up and over door, power and light. To the side of the driveway there is a small lawned area with grey slate decorative planted area.

REAR GARDEN

Having a large paved patio area adjacent to the property with a good sized lawned area, timber fencing to the boundary line and decorative planting.

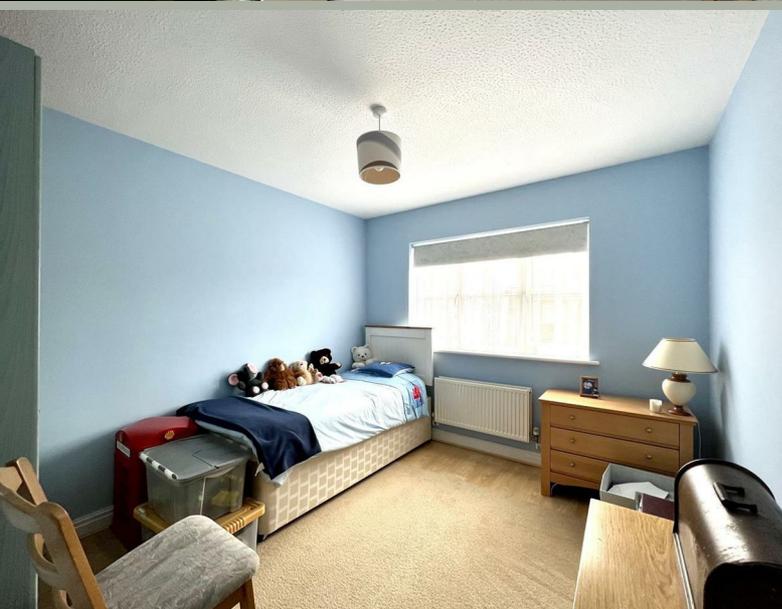
ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor
Approx. 57.1 sq. metres (615.0 sq. feet)



First Floor
Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 106.7 sq. metres (1149.0 sq. feet)

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

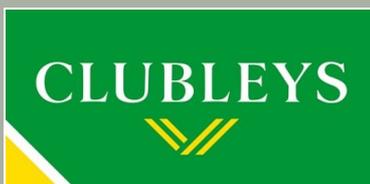
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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.