



86, Bellasize Park,  
Gilberdyke, HU15 2XX  
Guide Price £239,950





## ABOUT THE PROPERTY

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CONTEMPORARY THREE BEDROOM LINK DETACHED BUNGALOW in a great location, close to the local school and amenities. This property has a warm family vibe with a designer breakfast kitchen, benefitting from a range of integrated appliances. Three good sized bedrooms, plenty of clever storage, bathroom, utility room, lounge and has been extended with a family room. Attached garage, gravelled driveway. Garden is low maintenance, with paved patio's and lawn area. This property could be an ideal home for a growing or extended family.

Gilberdyke has a lot to offer, with village shops, a thriving community feel, train station and easy access to and from M62/A63. BE QUICK WITH THIS ONE - BOOK A VIEWING NOW!!









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### HALLWAY

2.01 x 16.5 (6'7" x 54'1")

PVC Door to side elevation with side panels. Tiled flooring, radiator, built in storage, storage cupboard, down lights and loft access, doors leading to...

#### LOUNGE

3.06 x 3.28 (10'0" x 10'9")

UPVC double glazed window to front elevation, radiator

#### BEDROOM ONE

3.63 x 2.35 (11'10" x 7'8")

UPVC double glazed window to side elevation, built in storage.

#### BEDROOM TWO

3.60 x 2.52 (11'9" x 8'3")

UPVC window to front elevation, radiator and storage cupboard.

#### BEDROOM THREE

3.15 x 2.60 (10'4" x 8'6")

UPVC window to rear elevation, radiator.

#### BATHROOM

2.70 x 1.66 (8'10" x 5'5")

White suite comprising panelled bath with mains fed shower over, low flush WC, wash basin and radiator. Fully tiled and UPVC windows x 2 to side elevation,

#### BREAKFAST KITCHEN

3.62 x 3.63 (11'10" x 11'10")

Contemporary designer kitchen with a range of integrated appliances, inc: fridge/freezer, dishwasher, wall mounted over and induction hob and extractor over. Wood effect worktops, under counter lights, down lights, wood flooring, open plan leading to...

#### FAMILY ROOM

3.58 x 3.38 (11'8" x 11'1")

UPVC double glazed french doors with side panels to rear with two full length picture windows to side aspect. Velux windows x 4 to roof, down lights, vinyl flooring

#### UTILITY ROOM

2.30 x 1.31 (7'6" x 4'3")

UPVC double glazed window to side aspect, door to rear, plumbed for washer.

### GARAGE

Up and over door to door to front aspect. leading to gravelled driveway.

### OUTSIDE REAR

#### GARDEN

The rear garden is fully enclosed with an extended paved patio leading to the additional raised patio area which is ideal for family entertaining, Gated aspect to side of the property.

### ADDITIONAL INFORMATION

EPC - RATING C

COUNCIL TAX - Band B

\*Broadband

For broadband 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.

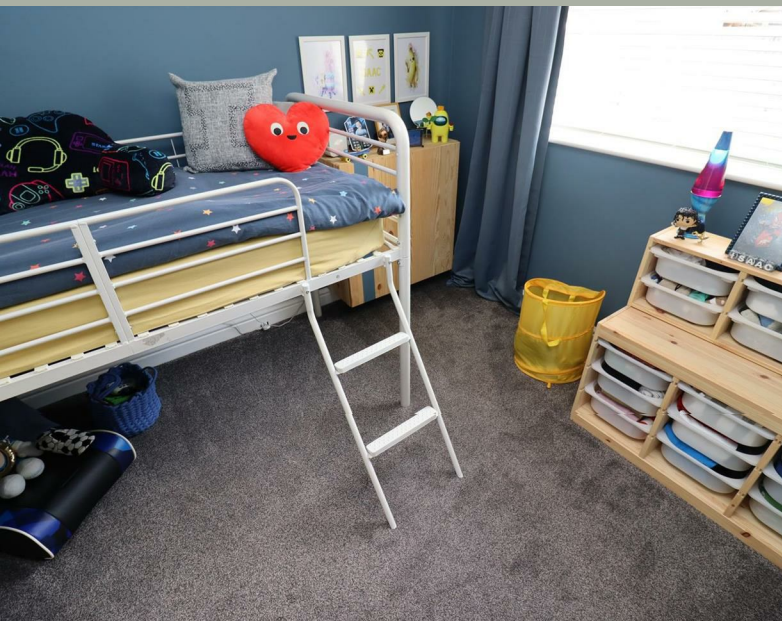
### SERVICES

Mains gas, electricity, water and drainage are connected.

### APPLIANCES

None of the appliances have been tested by the agent.







## Ground Floor



### 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.

### 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.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.