

CLUBLEYS



14, Flax Mill Walk,  
Gilberdyke, HU15 2TW  
£134,950



## ABOUT THE PROPERTY

This delightful two-bedroom mid-terrace mews style property presents an excellent opportunity for first-time buyers.

Upon entering, you are welcomed into a spacious lounge. The well-appointed dining kitchen is perfect in terms of space and versatility. The first floor boasts two generous sized bedrooms, providing ample space.

The first floor bathroom features a convenient shower over the bath - whilst outside, the property benefits from a charming rear garden, complete with a decked area that is perfect for al fresco dining or simply enjoying the fresh air. Additionally, the rear pedestrian access adds a practical touch, enhancing the overall appeal of this lovely home.

This property is not only a wonderful first home but also a fantastic investment in a friendly community. With its convenient location and well-designed living spaces, this mid-terrace house is sure to attract those looking for a comfortable and stylish living environment. Don't miss the chance to make this delightful property your own.

EPC RATING - C  
COUNCIL TAX BAND A





## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door.

### LOUNGE

4.14 x 4.47 (13'6" x 14'7")

Stairs to first floor, double doors to

### DINING KITCHEN

4.14 x 3.18 (13'6" x 10'5")

Fitted with a range of modern wall and base units comprising work surfaces, 1.5 bowl sink unit, integrated oven, four ring gas hob, extractor hood over, space for fridge/freezer, plumbing for automatic washing, additional units to Dining Area, recessed ceiling lights, door to rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

3.86 x 3.16 (12'7" x 10'4")

Radiator.

#### BEDROOM TWO

3.94 x 2.24 (12'11" x 7'4")

Radiator.

#### BATHROOM

White suite comprising panelled bath, shower over, shower screen, pedestal hand basin, low flush W.C., heated towel rail, recessed ceiling lights.

### OUTSIDE

To the front of the property is a gravelled garden area. The rear garden has a feature decked area, with steps leading down to an artificial grassed area. Gateway providing access to the rear.

### ADDITIONAL INFORMATION

#### SERVICES

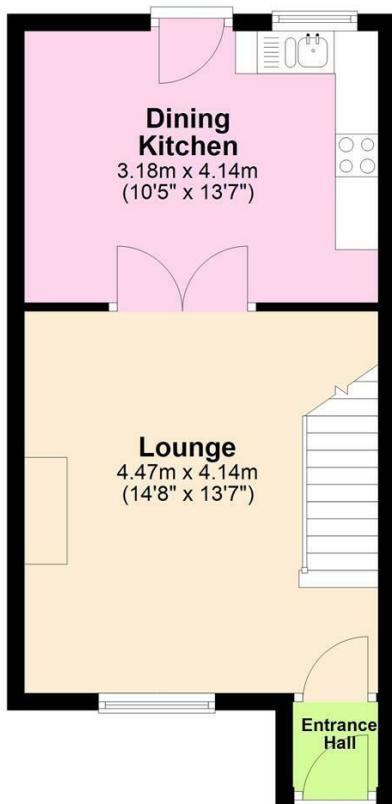
Mains water, electricity, gas and drainage.

#### APPLIANCES

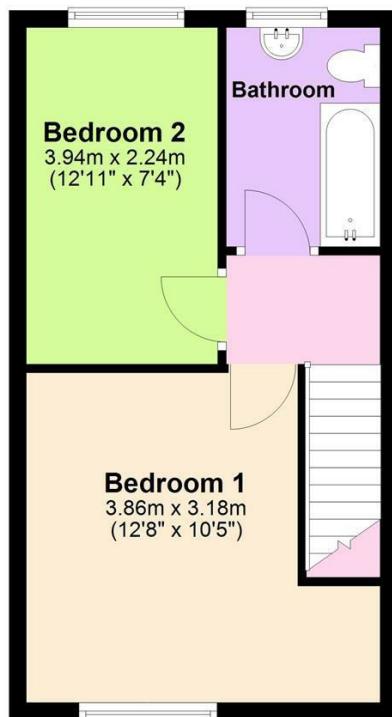
No Appliances have been tested by the Agent.



## Ground Floor



## First 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.