



16, Sycamore Close,
Brough, Gilberdyke, HU15 2TA
Offers In Excess Of £200,000



Tucked away in a quiet cul-de-sac off Greenacre Park, this generously sized four-bedroom dormer style home offers superb flexibility for modern family living.

Ideally positioned close to local shops, schools and everyday amenities, the property is arranged over two floors with a versatile layout. The ground floor features an entrance Hall, a comfortable living room and a spacious open plan dining kitchen that spans the rear of the house and opens directly onto the garden, perfect for family life and entertaining. There is also a fourth bedroom on the ground floor, which works equally well as a home office, ideal for remote working or study, plus a family bathroom. Upstairs, you will find three further well-proportioned bedrooms. Outside, a driveway provides ample parking, while the enclosed rear garden features a lawn and patio area, great for relaxing or play. A fantastic opportunity to secure a spacious and adaptable home in a sought after and convenient location.

Tenure - Freehold
Council Tax Band - C
EPC - D



Tenure: Freehold
East Riding Of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite part glazed front door, staircase to first floor.

KITCHEN

4.18m x 2.50m (13'8" x 8'2")

Fitted with a range of wall and base units, work surfaces, single drain sink unit, tiled splasbacks, integrated double oven, four ring gas hob, extractor hood over, plumbing for automatic washing machine and dishwasher.

BREAKFAST AREA

3.81m x 3.52m (12'5" x 11'6")

Sliding patio doors to rear garden, laminate wood flooring and archway to:-

LIVING ROOM

4.31m x 3.17m (14'1" x 10'4")

Feature fireplace with decorative surround, cast iron inset and marble effect hearth, ceiling coving.

DINING ROOM/BEDROOM FOUR

3.33m x 2.28m (10'11" x 7'5")

FAMILY BATHROOM

White suite comprising panelled "P" shaped bath, mains fed shower over, low level W.C., wash hand basin set in vanity unit, fully tiled walls, recessed ceiling lights and extractor.

FIRST FLOOR

LANDING

Fitted cupboard.

BEDROOM ONE

4.05m x 3.22m (13'3" x 10'6")

Fitted wardrobes with sliding doors, cupboard housing gas fired central heating boiler.

BEDROOM TWO

4.38m x 2.67m (14'4" x 8'9")

Double room.

BEDROOM THREE

3.22m x 3.06m (10'6" x 10'0")

Sloping ceiling, velux window.

OUTSIDE

A large driveway to the front provides ample off street parking leading to the garage. The rear garden is laid to lawn with timber fencing and a patio area.

GARAGE

Single detached garage, double opening doors, personnel door, power and light.

GARDENS

The front garden is laid mainly to lawn with decorative planting.

The rear garden is fully enclosed with good sized lawned area and gravelled patio area.

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

Council

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

Mains water, electricity, gas and drainage.



Ground Floor



First Floor



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

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

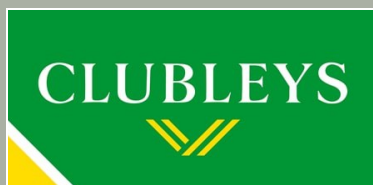
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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.