

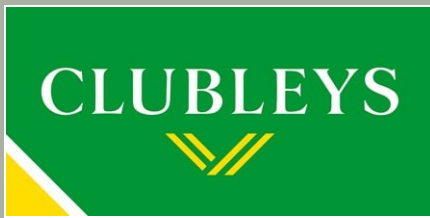


TURN THIS HOUSE INTO A HOME. This delightful semi-detached house offers a perfect blend of modern living and a quaint cottage lifestyle. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms and the quirky layout is designed to maximise the space with tonnes of potential.

Gilberdyke is known for its friendly community and picturesque surroundings, while still offering easy access to the M62. This makes commuting to nearby towns and cities a breeze, allowing you to enjoy village life without sacrificing convenience.

Whether you are a first-time buyer or looking to settle down, this property presents an excellent opportunity. With its charming features and prime location, it is sure to attract those who appreciate both comfort and accessibility. Do not miss the chance to make this lovely house your new home.



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

SIDE ENTRANCE

The side entrance door leads into..

DINING KITCHEN

A well proportioned and spacious dining kitchen with a lovely range of wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated oven, four ring gas hob with concealed extractor over. Space for dishwasher, fridge and freezer. Feature beaming to the ceiling, recessed spotlights to the ceiling and doors into the living room and the inner lobby.

INNER LOBBY/UTILITY

Inner lobby with plumbing for washing machine and shelving to the walls. Door into..

SHOWER ROOM/DRESSING AREA

Modern suite comprising of vanity sink unit with storage under and concealed Wc, large walk in shower with waterfall shower and hand held attachment. Complimentary modern tiling to the shower area and recessed storage cupboard. The dressing area has a range wall and floor units, recessed storage cupboard and large wall mounted mirror.

BEDROOM THREE

Good sized double room with coving to the ceiling and deep recessed window overlooking the garden.

LIVING/DINING ROOM

A lovely light and airy dual aspect room with stairs off to the first floor. Feature fireplace with marble effect inset and hearth housing a coal effect fire with white timber surround. Patio doors open into the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

having a good range of fitted furniture incorporating two double wardrobes, one single, draws and storage cupboard. Recessed storage into the eaves and dado rail.

BEDROOM TWO

Double room with storage into the eaves.

SHOWER ROOM

Modern suite comprising of vanity sink unit with moulded sink and storage under, concealed Wc and large double shower with waterfall shower and hand held attachment. Wet waling to the walls, recessed spotlights to the ceiling and extractor fan.

OUTSIDE

Double wrought iron gates give access to the large stone driveway which provides ample off street parking. A decorative timber fence and colourful trellis lead into the front garden with beautiful planting to the boundary line and a paved pathway leads to the property with paved side walkway leading into the private sunny rear garden, having been landscaped for ease of maintenance. Outside lighting.

ADDITIONAL INFORMATION

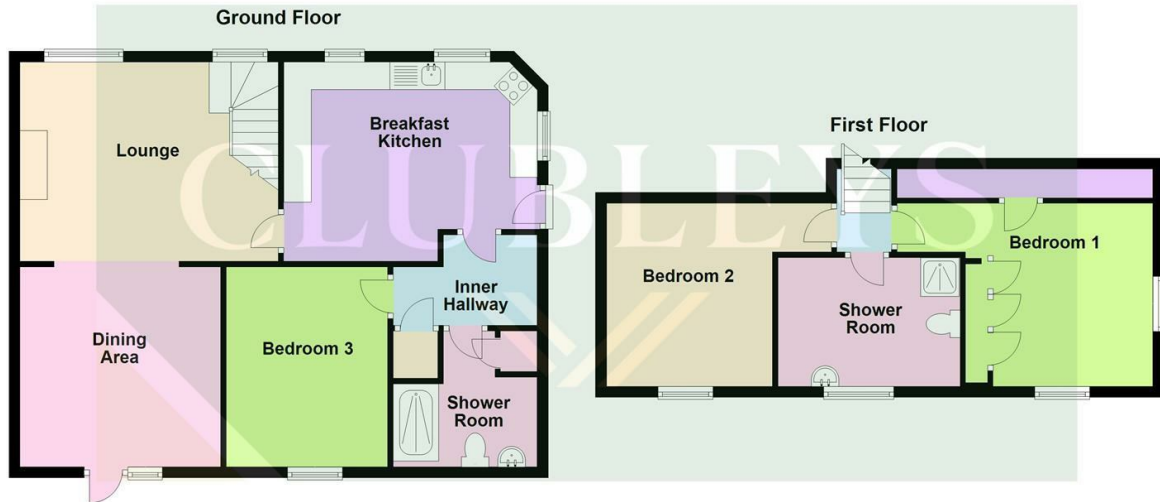
SERVICES

Main gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





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

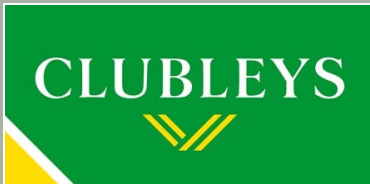
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (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.



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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			
		68	79
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.