



GENEROUS FOUR BEDROOM PROPERTY - early viewings advised contact us today!

A four bedroom semi detached property located in the popular village of Gilberdyke is in a desired residential location offering spacious family accommodation.

Briefly comprising of cloakroom, living room, dining room and kitchen to the ground floor. To the first floor there are four bedrooms and a family bathroom. There are front and rear gardens and a gated blocked paved side driveway offers off street parking and access to the detached garage.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band D.



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: D

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.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door leading in, under stairs storage cupboard with staircase leading to first floor.

#### LIVING ROOM

5.56 x 3.60 (18'2" x 11'9")

Good sized room with feature fireplace with recessed burner offering tiled hearth. Projecting bay window. Television point.

#### SIDE ENTRANCE

External door. Leading to ...

#### UTILITY/WC

1.32 x 1.92 (4'3" x 6'3")

Low level WC. Space and plumbing for washing machine and space for tumble dryer. Privacy window to front aspect.

#### DINING KITCHEN

5.56 x 2.78 (18'2" x 9'1")

Modern range of white wall and floor units with complimentary worksurfaces, one and a half bowl sink unit, space for dish washer, American fridge freezer and cupboard housing gas central heating boiler. Laminate flooring and recessed spotlights to the ceiling. Patio doors lead into the rear garden.

### FIRST FLOOR

#### LANDING

Hatch to loft space.

#### MASTER BEDROOM

2.96 (max) x 3.61 (9'8" (max) x 11'10")

Double room to the front of the property.

#### BEDROOM TWO

2.49 (max) x 3.56 (8'2" (max) x 11'8")

Double room to the front.

#### BEDROOM THREE

2.88 (max) x 2.78 (9'5" (max) x 9'1")

Further double bedroom to the rear of the property.

#### BEDROOM FOUR

2.58 x 1.99 (8'5" x 6'6")

To the front of the property.

#### FAMILY BATHROOM

2.56 x 2.64 (8'4" x 8'7")

Modern suite comprising of freestanding large bath, concealed WC, vanity unit with moulded sink and separate large shower cubicle with waterfall shower and hand held attachment. Full tiling to the walls and floor. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn.

#### DRIVEWAY AND GARAGE

Driveway providing off street parking. Single garage with up and over door, power and light.

#### REAR GARDEN

Laid mainly to lawn with patio area adjacent to the property. Personnel door into garage.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agents.

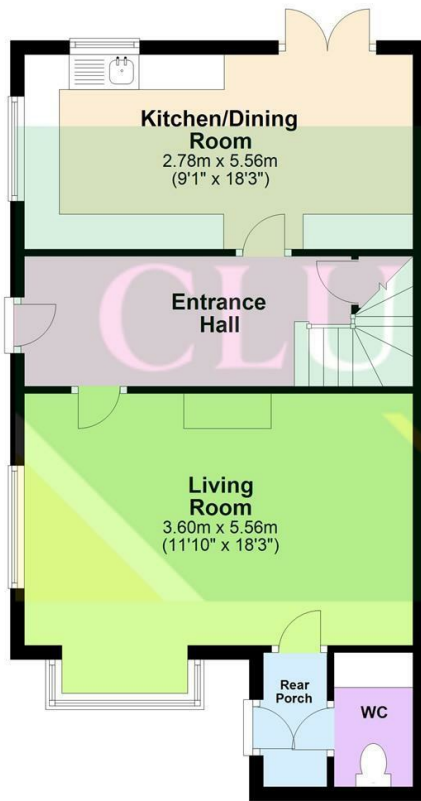


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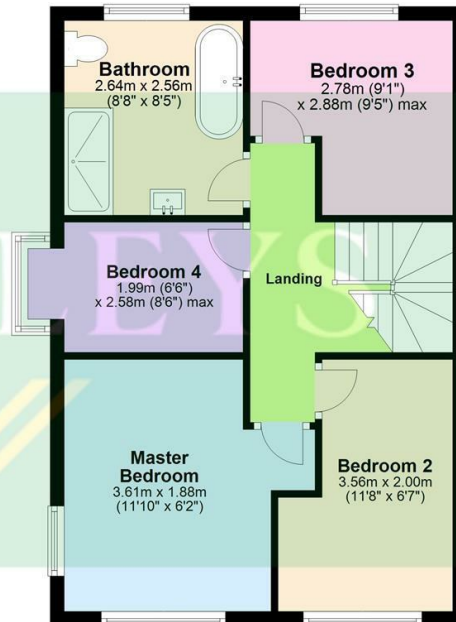


Estate Agents | Lettings Agents | Chartered Surveyors

**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

#### 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](mailto:surveys@clubleys.com)

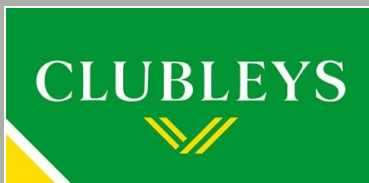
#### FREE VALUATIONS FOR SALE

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](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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.