



5 Sandholme Park, Gilberdyke, Brough, East Yorkshire, HU15 2GB

**LEONARDS**

SINCE 1884



- Executive Style Four Bedroom Detached Family House
- No Forward Chain and Generous Living Spaces
- Breakfast Kitchen and Utility Room
- Convenient Village Location close to the A63/M62 road links

- Beautifully Presented Accommodation Throughout
- Entrance Hall with Cloakroom WC, Study/Snug
- Four Bedrooms, En Suite Shower Room and Family Bathroom

- Pleasant Garden Plot with Parking and Integral Double Garage
- Front Facing Lounge and Separate Dining Room
- Gas Fired Central Heating System and Double Glazing

Welcome to Sandholme Park, Gilberdyke. A beautifully presented four bedroom executive style detached family house, having been lovingly maintained, this fabulous residence is a real must see. Located on a choice plot within this select community the generous and well proportioned accommodation is arranged over two floors and comprises:- Entrance hallway with stairs off to the first floor accommodation, cloakroom/WC, study/snug, front facing lounge, separate rear facing dining room, breakfast kitchen, utility room with internal access to the double garage. On the first floor can be found the four well proportioned bedrooms, en suite shower room and a family bathroom. There are pleasant garden areas to the front and rear with double width driveway providing off road parking and access to the integral double garage. Gas fired central heating system and double glazing. Offered for sale with No Forward Chain. Viewing via Leonards.

## Offers In The Region Of £390,000





### Location

The property is located on Sandholme Park, off Sandholme Road and the B1230 Main Road. Gilberdyke is an established and relatively self-contained settlement approximately six miles to the West of South Cave. It offers a range of amenities from a small supermarket, medical centre, chemist, delicatessen, garden centre, mainline railway station, primary school, Post Office and church. The village also has excellent access to the M62.

### Entrance Hall

Main front entrance door provides access into the welcoming hallway. Window to the side elevation, radiator, access to all ground floor rooms off and stairs lead off to the first floor accommodation with under stairs cupboard.

### Cloakroom/WC

Suite of wash hand basin and WC. Radiator and extractor fan.

### Study/Snug

11'4" x 6'0" (3.478m x 1.834m)

Window to the side elevation. Radiator.

### Lounge

12'6" x 16'2" + bay (3.813m x 4.952m + bay)

Bay window to the front elevation, radiator and fire surround with coal effect gas fire.

### Breakfast Kitchen

20'4" x 8'11" (6.220m x 2.735m)

Fitted with a matching range of base and wall units with contrasting work surfaces which incorporate the Franke single drainer sink unit with mixer tap. Appliances of Neff dishwasher, Neff oven and hob, hood over and space for freestanding fridge/freezer. Window to the rear elevation with French door to the rear garden which looks onto open land. Tiled flooring. Radiator.

### Dining Room

9'9" x 10'7" (2.977m x 3.230m)

Access from the breakfast kitchen, there is a window to the rear elevation and a radiator.

### Utility Room

6'0" x 8'11" (1.837m x 2.740m)

Fitted with matching base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit. Space for under counter washing machine and dryer. Wall mounted gas fired central heating boiler. Rear entrance door and internal door to the garage. Radiator and tiled flooring.

### First Floor Landing

A generous size landing area with access doors to all rooms off, window to the rear elevation, radiator, airing cupboard with tank, access to the roof void.

### Master Bedroom One

12'6" x 16'4" (3.835m x 4.982m)

Windows to the front elevation, radiator and range of wardrobes with bedside drawer units.

### En Suite Shower Room

6'6" x 8'10" (1.995m x 2.705m)

Suite of shower cubicle, wash hand basin and WC. Window to the front elevation, part tiled walls, radiator and extractor fan.



### Bedroom Two

9'8" x 16'3" (2.948m x 4.963m)

A double aspect room with windows to the front and rear elevations and a radiator.

### Bedroom Three

9'8" max x 15'4" to wardrobes (2.960m max x 4.689m to wardrobes)

Window to the rear elevation. Radiator and wardrobes.

### Bedroom Four

9'3" to back of shelves x 10'7" (2.838m to back of shelves x 3.251m)

Window to the rear elevation. Radiator and range of shelving with cupboards beneath.

### Family Bathroom

6'5" x 9'2" (1.967m x 2.819m)

Fitted with a three piece suite of bath with mains shower attachment to the taps with screen, wash hand basin and WC. Window to the front elevation. Radiator, part tiled walls and extractor fan.

### Integral Double Garage

16'8" x 16'8" (5.092m x 5.086m)

With electric up and over door, light, power and internal door to the utility room.

### Outside

The property occupies a pleasant garden plot position and enjoys garden areas to the front and rear. A double width block paved driveway provides off road parking and driveway access to the front. A side pedestrian pathway leads to the well stocked and enclosed lawned garden area with pathway and small patio area.

### Energy Performance Certificate

The current energy rating on the property is C (69).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number GIL080005000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.





### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

### Tenure

The tenure of this property is Freehold.

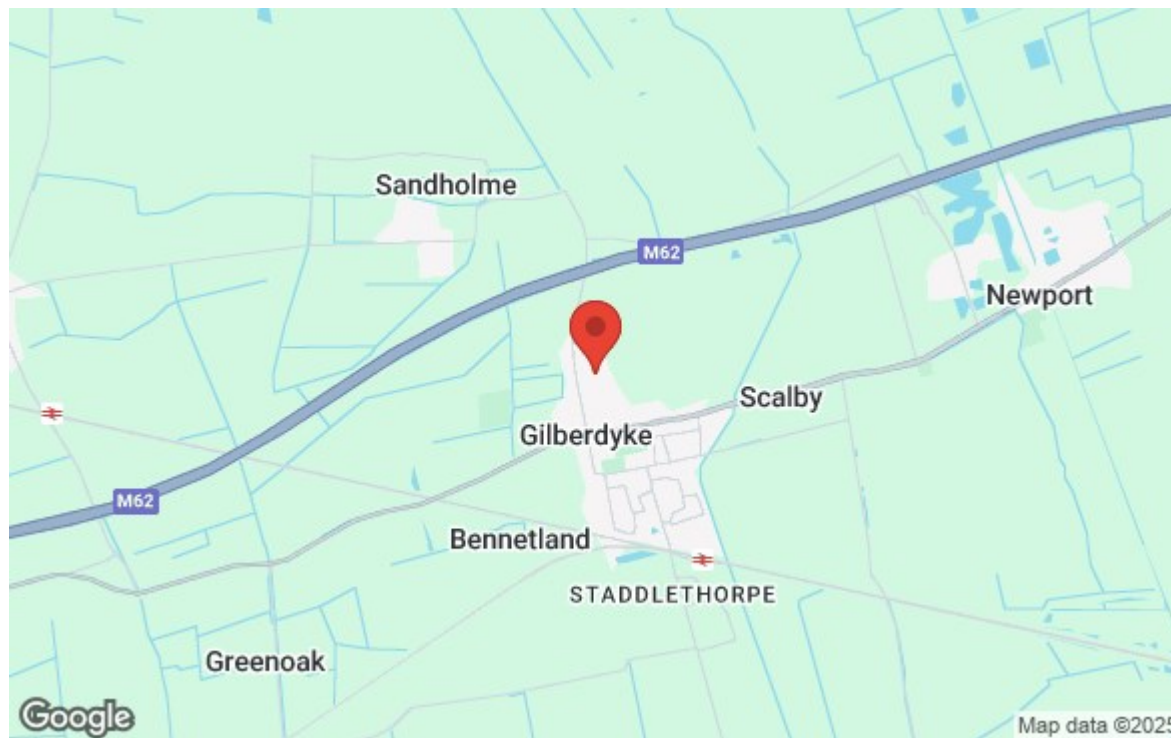
### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.















5 Sandholme Park, Gilberdyke

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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>		<b>81</b>
(69-80) <b>C</b>	<b>69</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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