



## 26 Wentworth Close, Gilberdyke, HU15 2GF

Beautifully Presented Detached Property | Three Bedroom | Modern Open Plan Living/Kitchen/Dining Area | Utility | WC | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - C
- Utility & WC
- Three Bedrooms
- Freehold Property
- Modern Open Plan Kitchen/Living/Dining Area
- Driveway Parking
- EPC Rating- B
- Ideal Family Home

**Offers Over £260,000**

Jigsaw Move are pleased to welcome this stunning detached house nestled in the charming Wentworth Close in Gilberdyke, this house is a true gem waiting to be discovered. Boasting a modern design, this new build property offers a perfect blend of style and comfort.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three inviting bedrooms and two bathrooms, including an en-suite in the master bedroom, there is plenty of space for the whole family to unwind and recharge.

The heart of this home lies in its beautifully modern kitchen dining living area, where you can whip up delicious meals while socialising with friends and family. The en-suite in the master bedroom adds a touch of luxury, providing a private sanctuary for relaxation.

Built in 2015, this property exudes contemporary charm and offers 1,065 sq ft of living space, providing a comfortable and inviting atmosphere. The utility room and additional WC add convenience to your daily routine, making life that much easier.

Parking will never be an issue with space for two vehicles. Whether you're hosting a gathering or simply returning home after a long day, parking will be the least of your worries.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into a world of modern elegance and comfort at Wentworth Close.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 14'0" x 12'10" (4.26m x 3.92m)**

**Kitchen Dining Living Area 16'9" x 16'3" (5.10m x 4.95m)**

**Utility 5'5" x 5'7" (1.65m x 1.70m)**

### **WC**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 13'0" x 12'11" (3.95m x 3.94m)**

**En-suite Shower Room 8'0" x 5'5" (2.45m x 1.64m)**

**Bedroom Two 12'9" x 9'3" (3.88m x 2.81m)**

**Bedroom Three 12'9" x 6'7" (3.88m x 2.00m)**

### **Bathroom**

## **EXTERNAL**

### **COUNCIL TAX**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

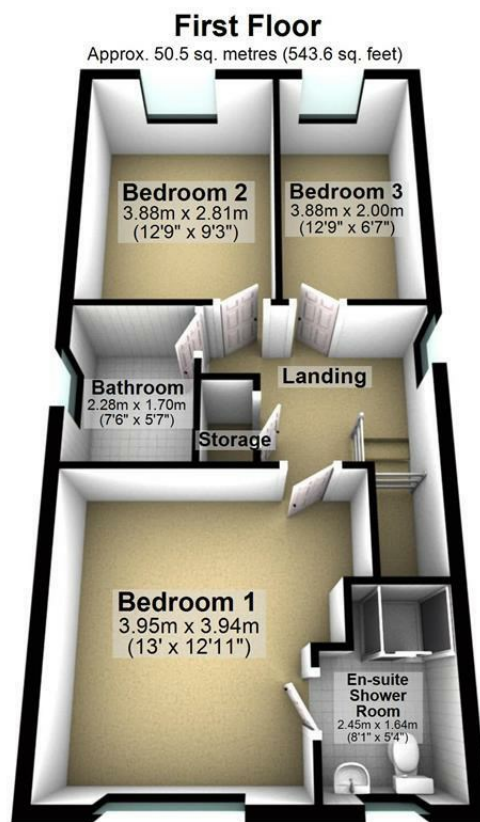
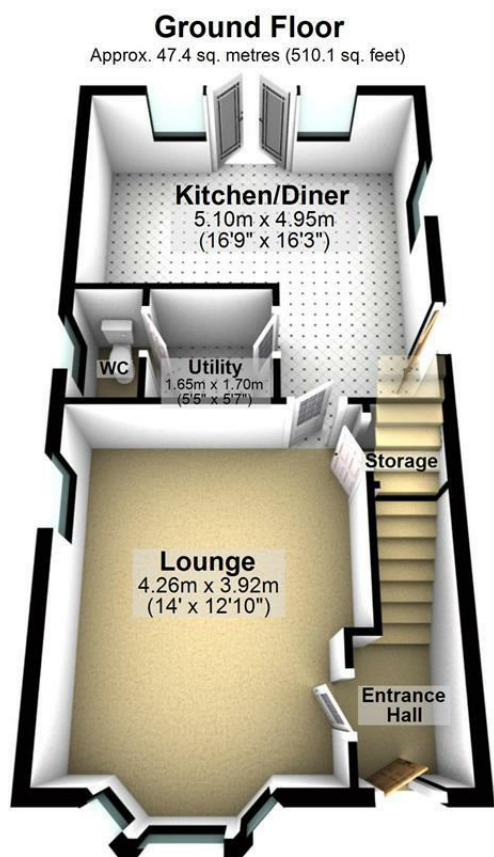
## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

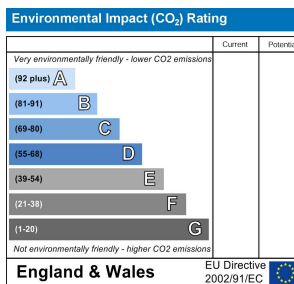
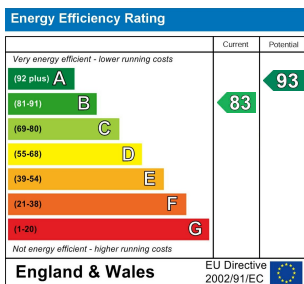
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 97.9 sq. metres (1053.7 sq. feet)



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