

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*11 Hawthorn Way, Gilberdyke, East Yorkshire, HU15 2YB*

- 📍 Detached House
- 📍 Excellent Plot
- 📍 Well Presented
- 📍 Council Tax Band = C

- 📍 3 Bedrooms
- 📍 Parking & Garage
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = D

**£248,995**

## INTRODUCTION

This superb detached house stands in a great plot offering excellent parking, garage and a really attractive garden to the rear. The immaculately presented accommodation is depicted on the attached floorplan and briefly comprises an entrance lobby, downstairs cloak/W.C., hallway, kitchen with a range of fitted units and appliances. There is a large rear lounge overlooking the rear garden with double door leading out, cosy open fire and access is provided to the conservatory/garden room complete with tiled floor and radiator. Upon the first floor are 3 bedrooms and a bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The plot is a particular feature being one of the largest on the original development and provides excellent parking to the front with a gravelled driveway complimented by a lawned garden. Access can be gained to either side of the house. The rear garden has a paved patio with shaped lawn beyond bounded by well stocked borders. Features also include an ornamental pond, an outside bar area, shed and log store.



## LOCATION

Hawthorne Way is located off Laburnum Walk in the village of Gilberdyke. Laburnum Walk runs off Greenacre Park which leads off Station Road. Gilberdyke and the neighbouring village of Newport offer a good range of local shops, amenities and schooling. The village is ideally placed for convenient access to the A63/M62 motorway network. There is a railway station at Gilberdyke which is only a short distance away.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE LOBBY

With internal door to:

### CLOAKS/W.C.

With low level W.C. and wash hand basin.

### HALLWAY

With staircase leading to the first floor off. Internal access through to garage.

## KITCHEN

12'0" x 8'10" approx (3.66m x 2.69m approx)

Having a range of fitted base and wall mounted units with work surfaces, one and half sink and drainer with mixer tap, integrated double oven, 4 ring gas hob, filter hood above, dishwasher and fridge. Window to front elevation.



## LOUNGE

18'3" x 11'7" approx (5.56m x 3.53m approx)

Having as its focal point, a feature plaster fire surround with marble hearth and back plate housing a cosy open fire. A window overlooks the rear garden and double French doors lead out to the paved terrace. An internal door provides access through to the conservatory/garden room.



## CONSERVATORY/GARDEN ROOM

10'1" x 9'0" approx (3.07m x 2.74m approx)

Overlooking the rear garden with door leading out. Tiled flooring and radiator for all year round use.



## FIRST FLOOR

### LANDING

Window to side elevation, cylinder cupboard situated off.

## BEDROOM 1

12'4" x 11'4" approx (3.76m x 3.45m approx)  
With large double wardrobe, window to rear elevation.



## BEDROOM 2

10'2" x 9'5" approx (3.10m x 2.87m approx)  
Window to front elevation.



## BEDROOM 3

8'0" x 6'6" approx (2.44m x 1.98m approx)

Window to front elevation, built in single raised bed with storage underneath.



## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround.



## OUTSIDE

The plot is a particular feature being one of the largest on the original development and provides excellent parking to the front with a gravelled driveway complimented by a lawned garden. Access can be gained to either side of the house. The rear garden has a paved patio with shaped lawn beyond bounded by well stocked borders. Features also include an ornamental pond, an outside bar area, shed and log store.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

## 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.

## VALUATION SERVICE

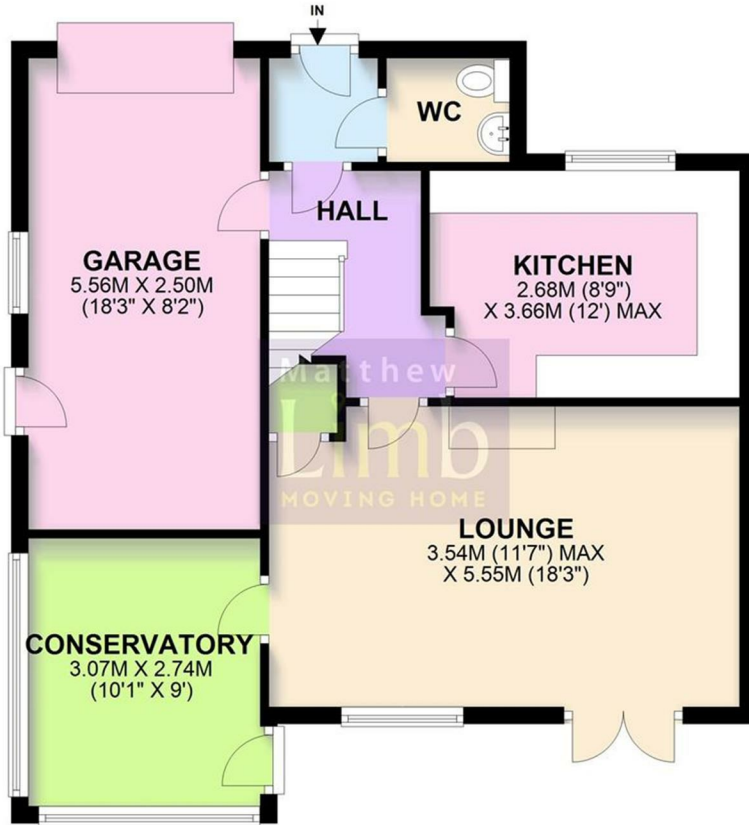


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



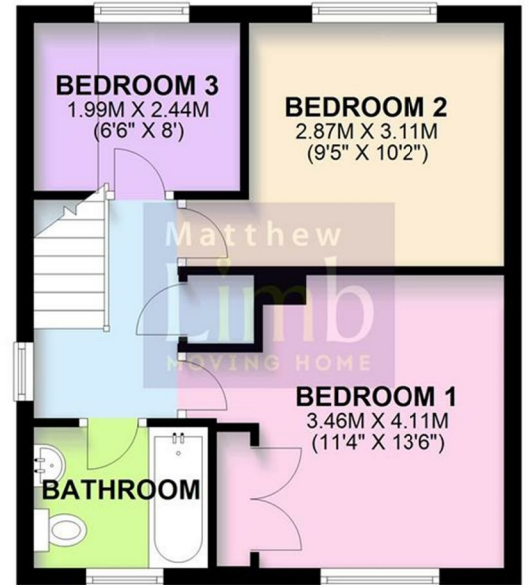
## GROUND FLOOR

APPROX. 63.7 SQ. METRES (686.0 SQ. FEET)



## FIRST FLOOR

APPROX. 36.0 SQ. METRES (387.6 SQ. FEET)



TOTAL AREA: APPROX. 99.7 SQ. METRES (1073.6 SQ. FEET)  
**11 HAWTHORN WAY**

