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Matthew
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MOVING HOME



1 Linden Close, Gilberdyke, East Yorkshire, HU15 2FN

- 📍 Detached House
- 📍 Excellent Family Accommodation
- 📍 Three Reception Rooms
- 📍 Council Tax Band = D
- 📍 Four Good Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Gardens & Driveway
- 📍 Freehold / EPC = C

£259,950

INTRODUCTION

This well presented detached house offers spacious accommodation ideal for family occupation. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., dining room, lounge, kitchen with appliances plus a further reception room currently used as a utility/laundry room. Upon the first floor are four good sized bedrooms, en-suite shower room and family bathroom. The property has the benefit of gas central heating to radiators and uPVC double glazing.

To the front of the property is a lawned garden and driveway providing off street parking. The good sized rear garden is mainly lawned with patio area, sheds and a fenced boundary.

LOCATION

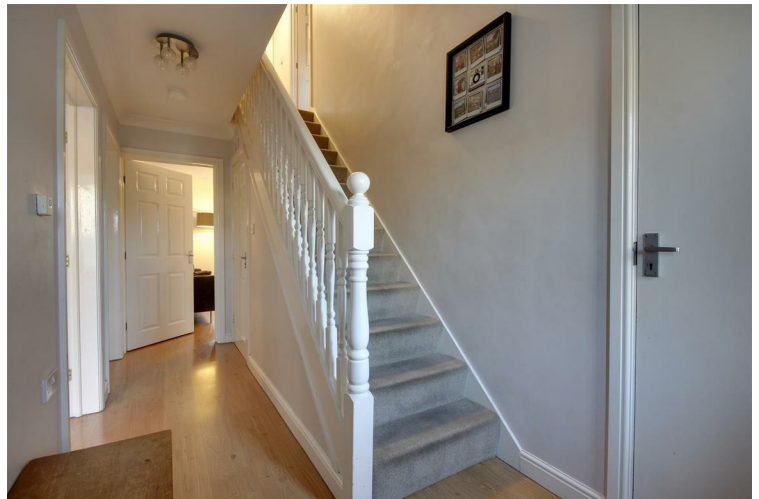
Linden Close is a cul-de-sac situated off Scalby Lane in Gilberdyke. Gilberdyke and the neighbouring village of Newport offer a range of local shops, amenities and schooling. The village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

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

DINING ROOM

11'4" x 8'0" approx (3.45m x 2.44m approx)
Bay window to front elevation.



LOUNGE

15'4" x 10'11" approx (4.67m x 3.33m approx)
With bay and French doors opening out to the rear garden.



KITCHEN

14'11" x 8'0" approx (4.55m x 2.44m approx)
Fitted with a range of base and wall units, laminate worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, integrated fridge/freezer and washing machine, plumbing for a dishwasher, tiled splashbacks, window to rear and external access door to side.



UTILITY/LAUNDRY

16'11" x 8'3" approx (5.16m x 2.51m approx)
Measurements into built in storage. Window to front.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

14'0" x 11'4" approx (4.27m x 3.45m approx)
Storage cupboard and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



BEDROOM 2

11'9" x 8'11" approx (3.58m x 2.72m approx)
Window to front.



BEDROOM 3

12'6" x 7'4" approx (3.81m x 2.24m approx)
Measurements into fitted wardrobes. Window to rear.



BEDROOM 4

11'2" x 6'4" approx (3.40m x 1.93m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to side.



OUTSIDE

To the front of the property is a lawned garden and driveway providing off street parking. The good sized rear garden is mainly lawned with patio area, sheds and a fenced boundary.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

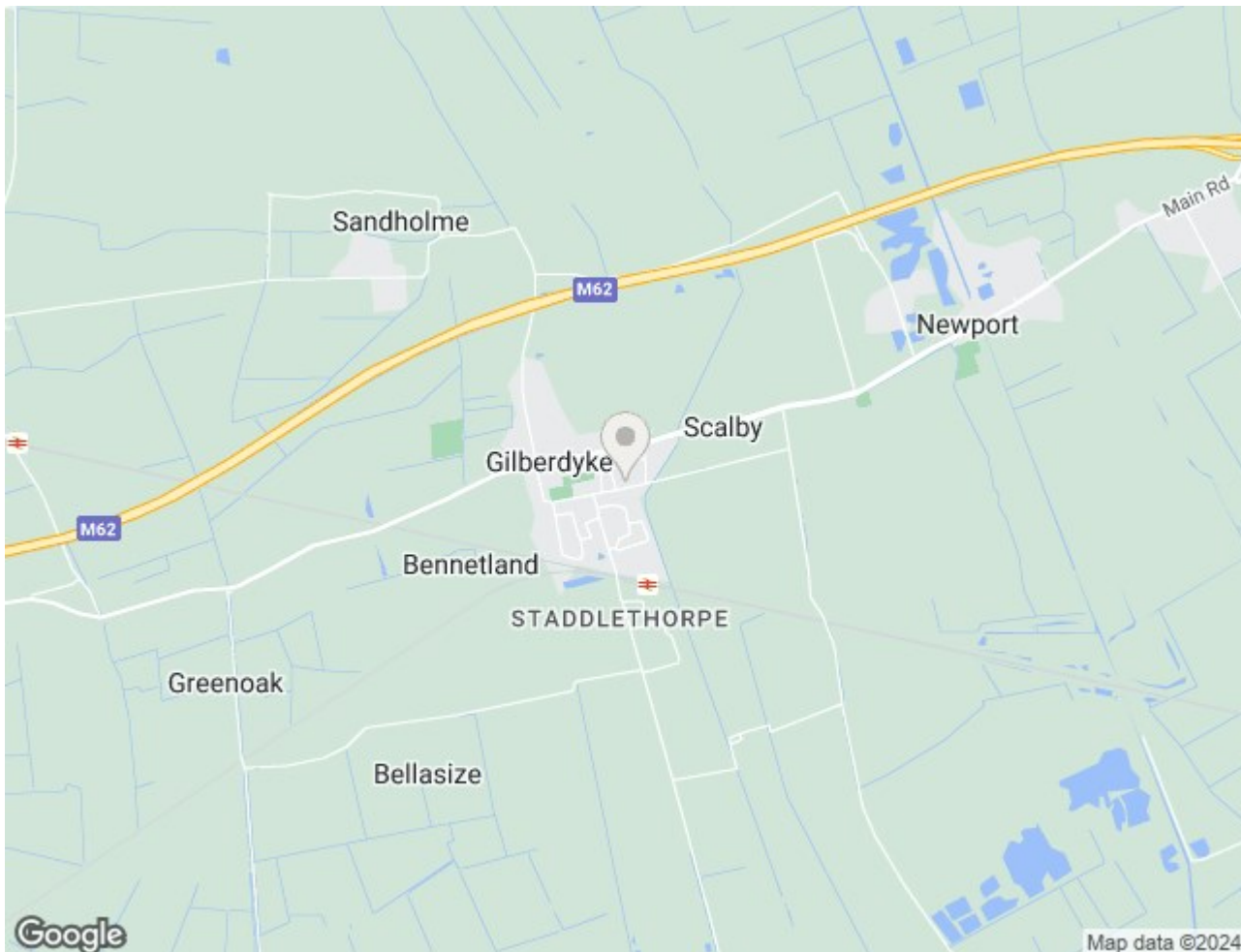
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

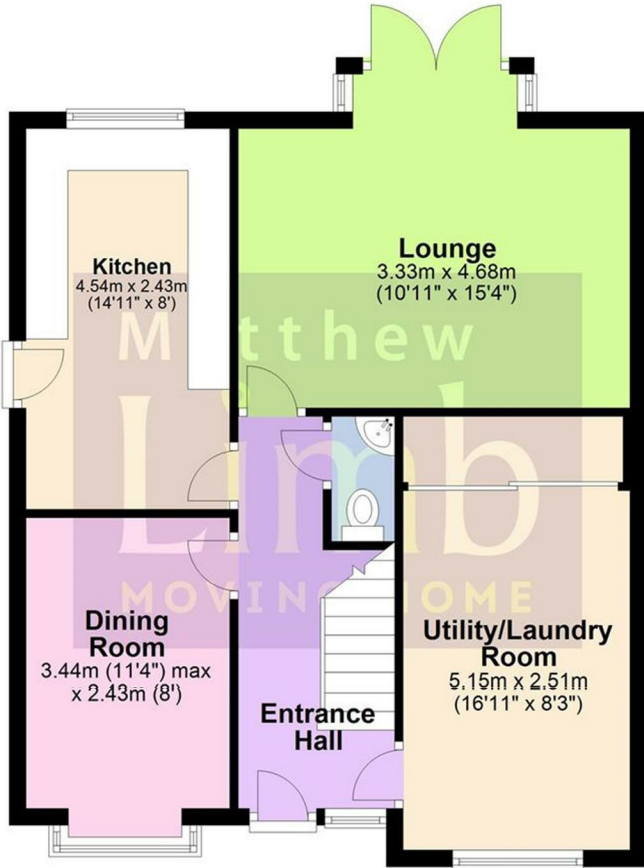
VALUATION SERVICE

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.



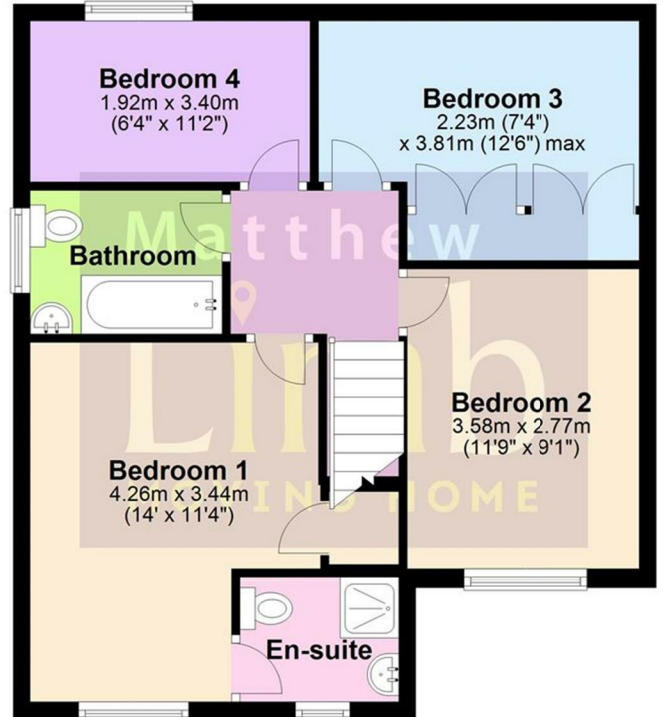
Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 114.6 sq. metres (1233.3 sq. feet)

