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**Limb**  
MOVING HOME



*25 Scalby Lane, Gilberdyke, East Yorkshire, HU15 2SS*

- 📍 Detached House
- 📍 Bespoke Design
- 📍 Versatile Accom.
- 📍 Council Tax Band = C
- 📍 Open Plan Kitchen
- 📍 Three Beds/Two Baths
- 📍 Drive & Garage
- 📍 Freehold / EPC = C

**£269,950**

## INTRODUCTION

This immaculately presented detached home, built to a bespoke design, offers versatile accommodation arranged over three floors. Viewing is strongly recommended to appreciate the quality of the accommodation on offer which includes an open plan living kitchen with doors leading out to the rear garden and underfloor heating throughout the ground floor. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, open plan living kitchen, ground floor bedroom and shower room. Upon the first floor are two further bedrooms plus an en-suite bathroom.

The property occupies a corner plot with a gravelled garden area extending to one side. There is a gravelled driveway providing off street parking for multiple cars and a single detached garage with automated door. The rear garden has also been set out for ease of maintenance with patio and gravel.

## LOCATION

The property is situated on Scalby Lane at it's junction with Hansard Drive. 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 tiled floor with underfloor heating, understairs cupboard and staircase leading to the first floor.



## LOUNGE

13'8" x 12'7" (measurements to extremes) approx (4.17m x 3.84m approx)  
(measurements to extremes) approx  
With windows to front and side elevations.



## OPEN PLAN LIVING KITCHEN

19'1" x 13'8" approx (5.82m x 4.17m approx)  
Superb space with doors leading out to the rear garden. The kitchen area has a range of fitted base and wall units with contrasting worksurfaces, and tiled splashbacks, circular sink with mixer tap, double oven, five ring gas hob, integrated dishwasher, fridge and washing machine. Cupboard housing the gas central heating boiler, tiled floor and underfloor heating. Windows to front.



## KITCHEN AREA



## LIVING AREA



## BEDROOM 1

13'8" x 9'4" approx (4.17m x 2.84m approx)  
With tiled floor, underfloor heating and window to side.



## SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, underfloor heating.



## FIRST FLOOR

### LANDING

With storage cupboards.

### BEDROOM 2

13'7" x 11'11" approx (4.14m x 3.63m approx)  
With window to side elevation.



## BEDROOM 3

11'10" x 8'10" approx (3.61m x 2.69m approx)  
With Velux window to rear.



## EN-SUITE BATHROOM

With suite comprising a bath with shower attachment, wash hand basin, low flush W.C. heated towel rail, tiling to floor and walls, window to side.



## OUTSIDE

The property occupies a corner plot with a gravelled garden area extending to one side. There is a gravelled driveway providing off street parking for multiple cars and a single detached garage with automated door. The rear garden has also been set out for ease of maintenance with patio and attractive slate plus outside lights. There is also an underground rainwater tank.



*FRONT GARDEN*



*REAR VIEW OF PROPERTY*



*DRIVE*



## 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.

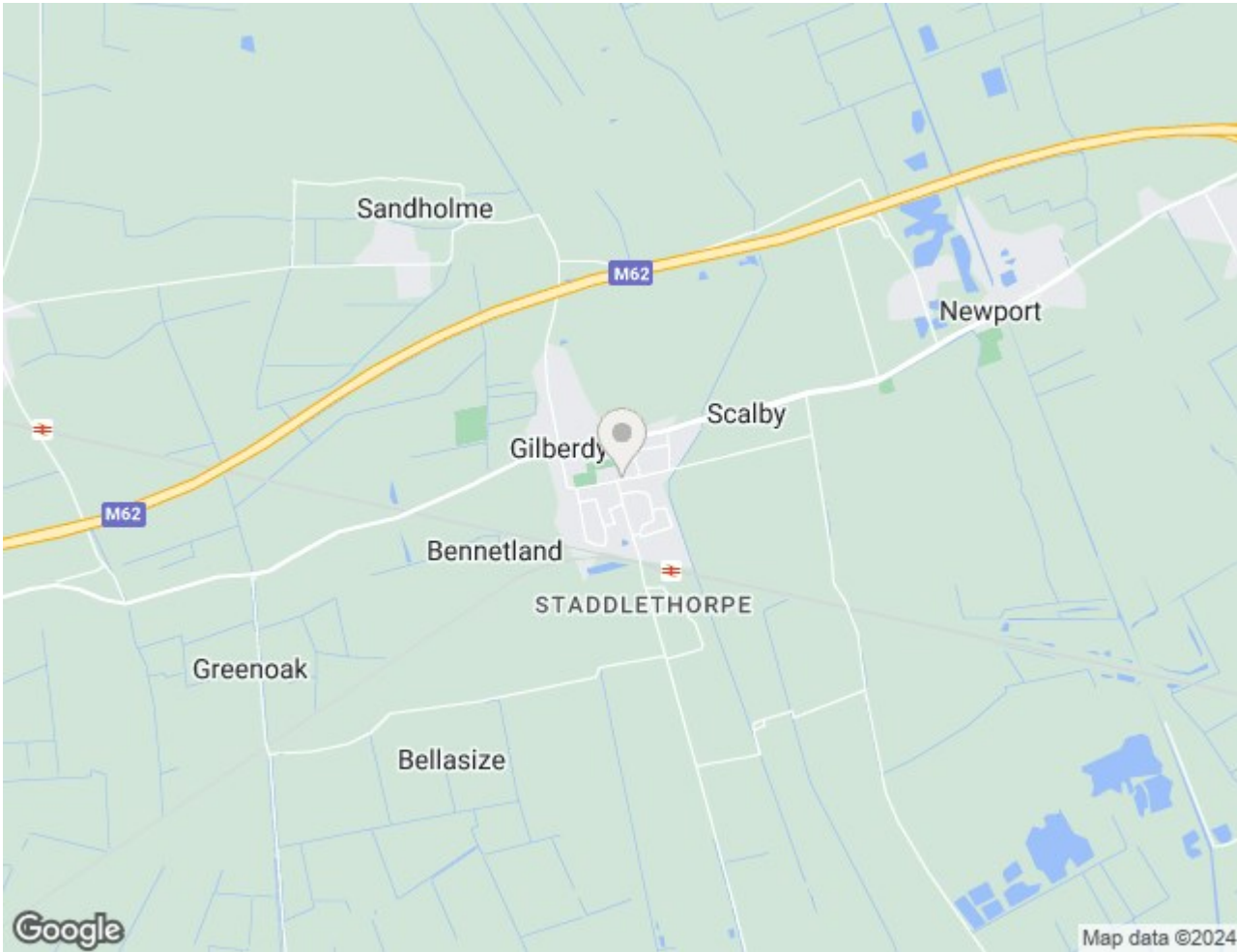
## PHOTOGRAPH DISCLAIMER

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

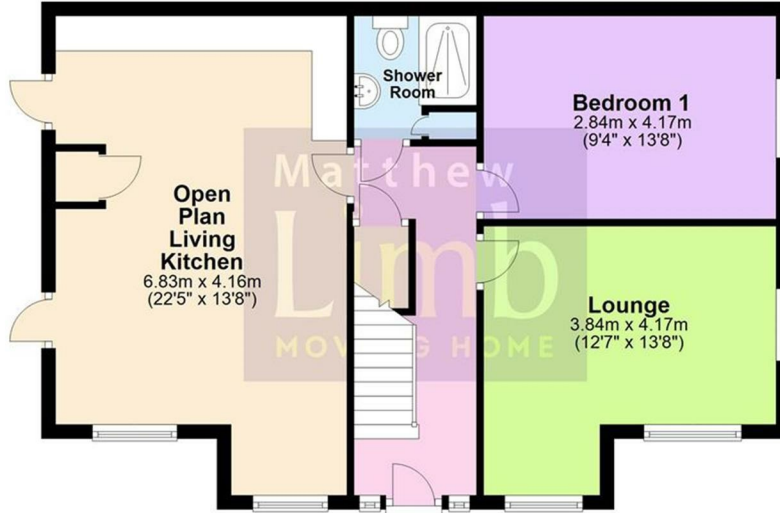
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





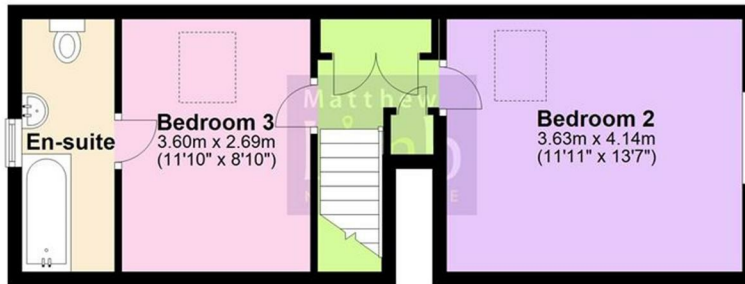
### Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 100.2 sq. metres (1079.1 sq. feet)

