

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Pear Tree House, Sandholme Road, Gilberdyke, East Yorkshire, HU15 2XH

📍 Charming Detached House

📍 Around 1,800 sq ft Accom

📍 Three Double Bedrooms

📍 Council Tax Band = E

📍 Generous Plot

📍 Requires Some Modernisation

📍 Viewing a Must!

📍 Freehold / EPC = D

£375,000

INTRODUCTION

Welcome to Pear Tree House - a charming detached house with great potential! This property boasts two reception rooms, three double bedrooms and two bathrooms spread across 1,800 sq ft of living space.

Situated on a generous 0.2 acre plot, this home offers ample parking for multiple vehicles, making it perfect for families or those who love to entertain. The property also features a lovely garden and a vegetable patch, ideal for green-fingered enthusiasts looking to grow their own produce.

Although the house requires some modernisation, this presents a fantastic opportunity for the new owners to put their stamp on the property and create their dream home. With its spacious layout and fantastic outdoor space, this house has the potential to be transformed into a stunning residence.

Don't miss out on the chance to own this wonderful property in a desirable location. Contact us today to arrange a viewing and start envisioning the possibilities that this house has to offer!

LOCATION

Sandholme Road is an attractive road scene in the village of Gilberdyke which lies on the B1230 some 18 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, the village is ideally placed for access to the A63/M62 motorway network. Gilberdyke and the neighbouring village of Newport offer a good range of local shops, recreational facilities amenities and schooling. There is a railway station in Gilberdyke which lies a short distance away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

16'0" x 14'4" approx (4.88m x 4.37m approx)
With inglenook fireplace housing a log burning stove. Window to side.



SITTING ROOM

12'3" x 11'6" approx (3.73m x 3.51m approx)
Window to front.



DINING ROOM

14'10" x 14'9" approx (4.52m x 4.50m approx)
With log burning stove upon a tiled hearth with fitted unit to alcove.
Window to side.



KITCHEN

14'4" x 11'10" approx (4.37m x 3.61m approx)
With fitted units, laminate worksurfaces, central island, sink and drainer with mixer tap, freestanding cooker and dishwasher. Windows to side and rear. External access door to rear.



PANTRY

With fitted shelves.

W.C.

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

UTILITY

With plumbing for a washing machine.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

15'5" x 15'0" approx (4.70m x 4.57m approx)
With wardrobes to alcoves. Window to side.



JACK & JILL EN-SUITE

With suite comprising a corner bath, wash hand basin and low flush W.C. Window to rear.



BEDROOM 2

15'4" x 14'0" approx (4.67m x 4.27m approx)
With fitted wardrobes, storage cupboard and window to side.



BEDROOM 3

11'11" x 9'8" approx (3.63m x 2.95m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W..C. Tiled walls, window to side.



OUTSIDE

The property enjoys a plot of approx 0.2 acres with gardens extending to the front and rear. A gravelled driveway leads through the centre of the front garden with lawn either side. The driveway continues to the side and onwards to the detached garage. The rear garden enjoys a south westerly aspect and is mainly lawned with attractive shrubbery and a patio area directly adjoining the rear of the property. There is a separate vegetable garden to the rear.



VEGETABLE GARDEN



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 E. 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

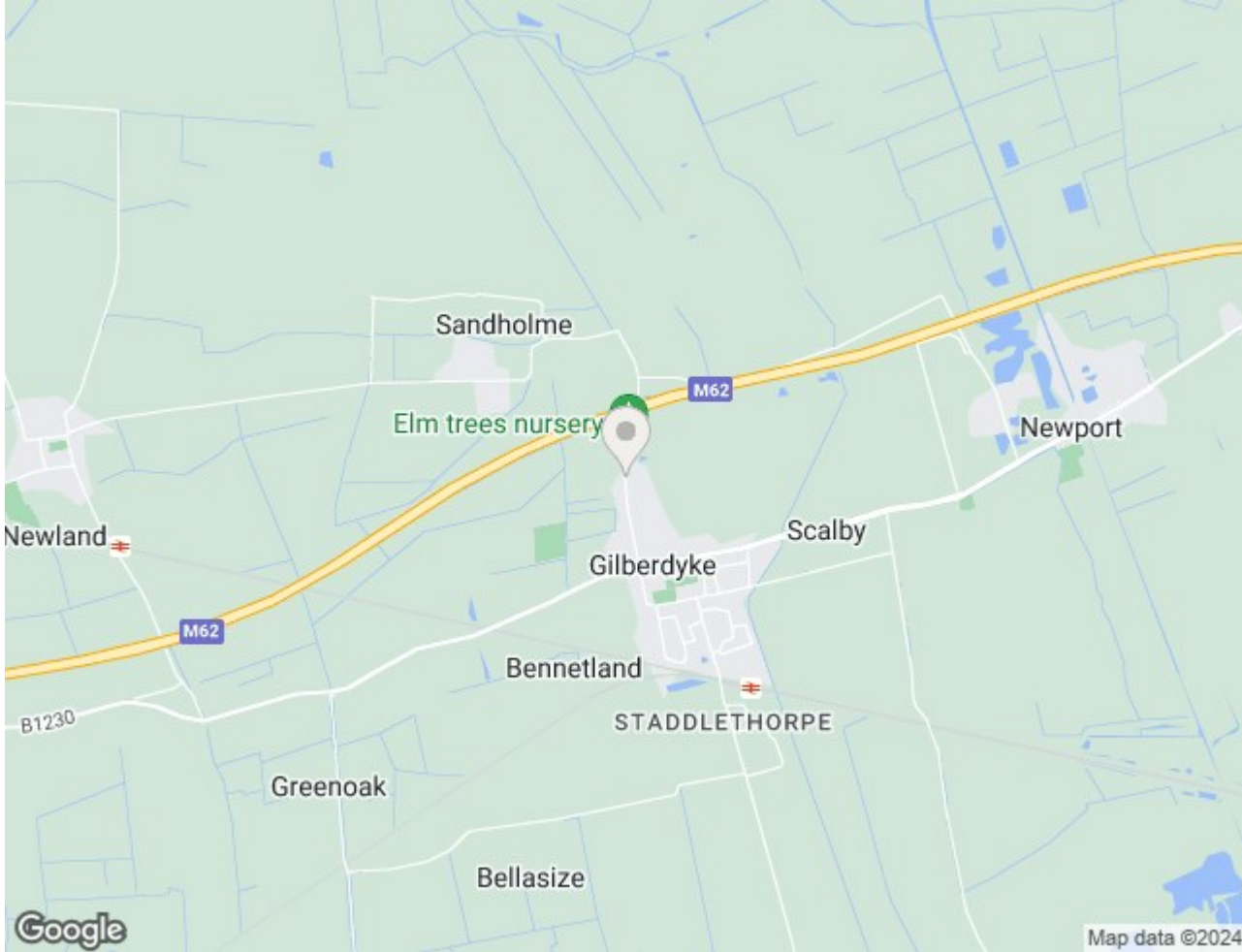
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

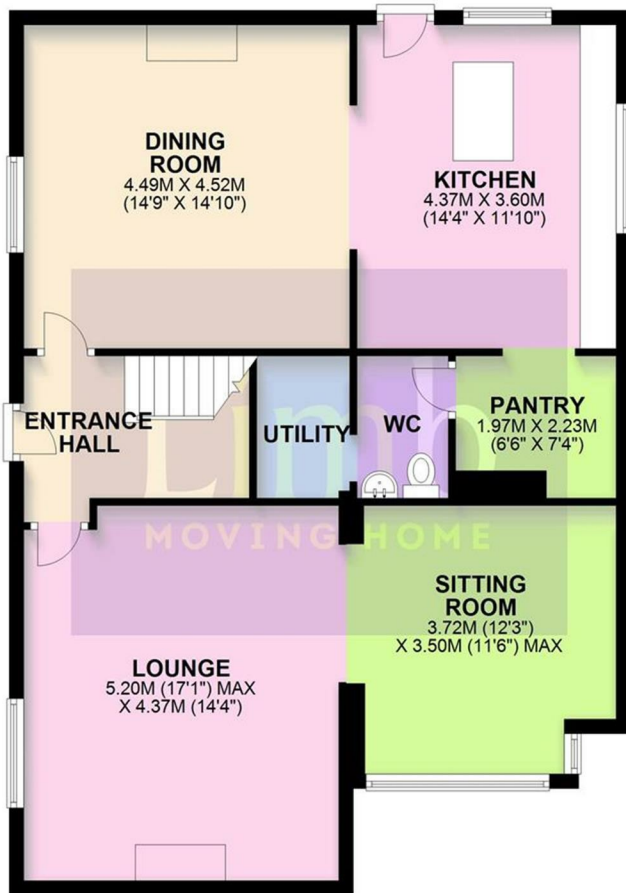
VALUATION SERVICE

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. 84.3 SQ. METRES (907.0 SQ. FEET)



FIRST FLOOR

APPROX. 78.5 SQ. METRES (845.1 SQ. FEET)



TOTAL AREA: APPROX. 162.8 SQ. METRES (1752.1 SQ. FEET)

