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Limb
MOVING HOME



16 Chestnut Drive, Gilberdyke, East Yorkshire, HU15 2SY

- 📍 Semi-Detached Bungalow
- 📍 Three Bedrooms
- 📍 Contemporary Bathroom
- 📍 Council Tax Band = B

- 📍 Spacious Lounge
- 📍 Attractive Gardens
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£199,500

INTRODUCTION

Occupying a lovely position at the head of a quiet cul-de-sac is this well presented semi-detached bungalow. Offering a good range of accommodation complemented by attractive gardens. The accommodation is depicted on the attached floorplan and briefly comprises a modern kitchen, spacious lounge, a double bedroom with fitted wardrobes plus a single bedroom and a contemporary bathroom with four piece suite. A further bedroom can be found on the first floor. The property has the benefit of gas central heating and uPVC double glazing.

To the front of the property is an attractive gravelled garden area with wrought iron fencing. A side drive provides parking for multiple vehicles and leads onwards to the single detached garage. The rear garden is lawned with patio areas and a summerhouse.

LOCATION

Chestnut Drive is situated off Greenacre Park which runs off Station Road in the village of 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:

KITCHEN

11'11" x 9'3" approx (3.63m x 2.82m approx)

Having a range of fitted base and wall units incorporating laminate worksurfaces and a one and a half bowl sink and drainer. There is an integrated oven, four ring gas hob, plumbing for a washing machine and space for fridge freezer. Windows to front and side. External access door to drive with stable door.



INNER HALL

LOUNGE

19'11" x 10'4" approx (6.07m x 3.15m approx)

With feature fire surround housing a living flame gas fire. Window to front. Staircase to the first floor.



BEDROOM 1

11'10" x 10'4" approx (3.61m x 3.15m approx)

With fitted wardrobes and patio doors to the rear garden.



BEDROOM 3

9'2" x 7'6" approx (2.79m x 2.29m approx)
Window to rear.



BATHROOM

With contemporary four piece suite comprising a corner bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor, tiled surround, window to side.



FIRST FLOOR

LANDING

With large storage cupboard which gives access to eaves and further storage areas.

BEDROOM 2

17'0" x 9'10" approx (5.18m x 3.00m approx)
Measurements to extremes. Window to side.



OUTSIDE

The property occupies an appealing position at the head of a cul-de-sac. An attractive gravelled garden area extends to the front with low wrought iron fencing. A side drive provides parking for multiple vehicles and leads onwards to the single detached garage. The rear garden is lawned with patio areas and a summerhouse.



TENURE

Freehold

COUNCIL TAX BAND

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

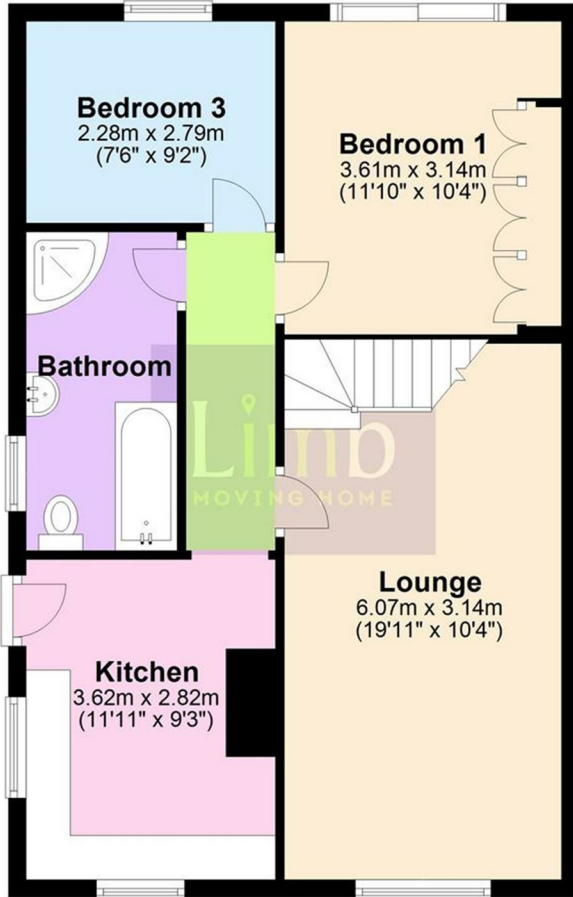
VALUATION SERVICE

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.



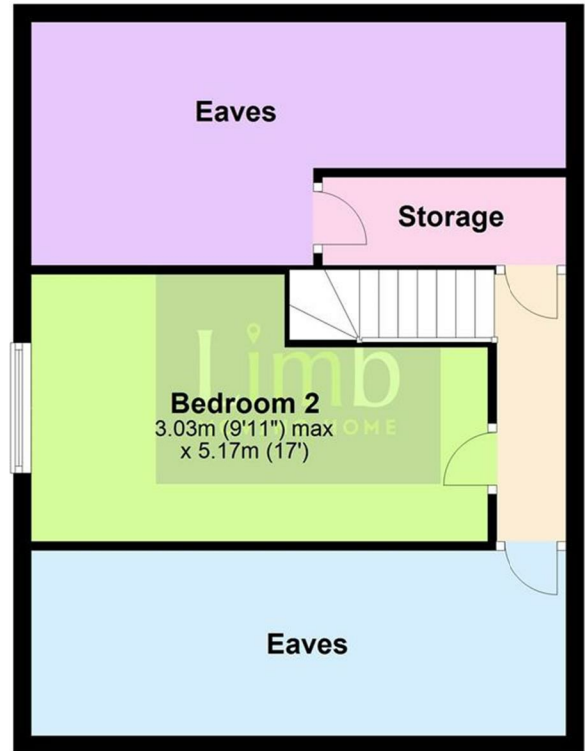
Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.5 sq. feet)

