

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



10 Claytons Fold, Gilberdyke, East Yorkshire, HU15 2QW

- 📍 Ideal Starter Home
- 📍 'Move-in' Condition
- 📍 Two Bedrooms
- 📍 Council Tax Band = A
- 📍 Stylish Shower Room
- 📍 South Facing Garden
- 📍 Parking for Two Cars
- 📍 Freehold / EPC = C

Offers Over £140,000

INTRODUCTION

Your Ideal First Step! Situated in a sought-after residential area, this modern end-of-terrace property offers beautifully presented and well-equipped accommodation perfect for first-time buyers. Step inside to discover an entrance hall, a contemporary cloaks/WC, practical understairs storage, a fitted kitchen complete with appliances, and a comfortable lounge with double doors opening to the rear garden. Upstairs, you'll find two good-sized bedrooms and a stylish shower room with a walk-in shower. Enjoy the comfort of gas central heating and uPVC double glazing throughout. To the rear, there's convenient off-street parking and an enclosed south-facing garden – recently re-seeded and promising a lovely lawn for summer enjoyment – along with a patio area and a rear pedestrian gate.

LOCATION

Claytons Fold is a cul-de-sac which lies off Main Road, Gilberdyke. 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 in the village which lies a short distance away.

ACCOMMODATION

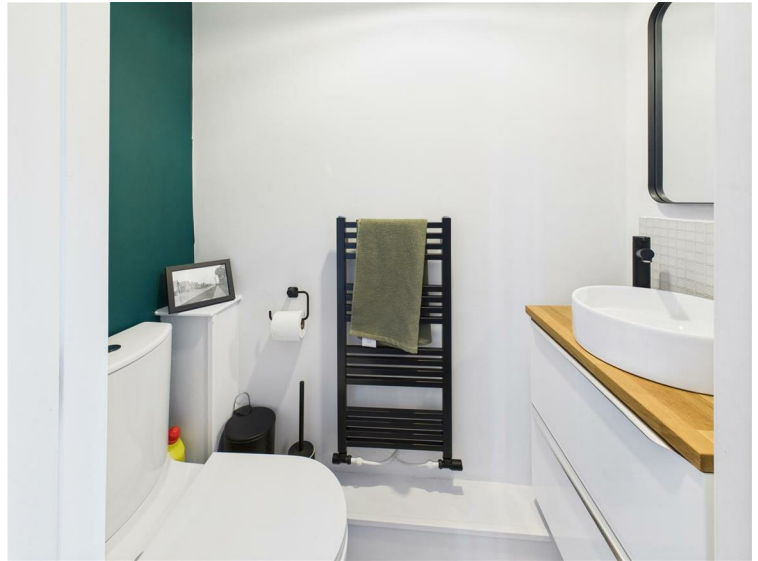
Residential entrance door to:

ENTRANCE HALL

With good sized understairs cupboard off. Tiled floor.

CLOAKS/W.C.

With low flush W.C. and vanity unit with circular wash hand basin and heated towel rail.



KITCHEN

8'3" x 6'4" approx (2.51m x 1.93m approx)

Having a range of fitted base and wall units with complementing worksurfaces, tiled splashbacks, sink and drainer with mixer tap, integrated appliances including electric oven, four ring gas hob with filter hood above, space for undercounter fridge integrated dishwasher and plumbing for a washing machine. Tiling to floor and window to front elevation.



LOUNGE

14'7" x 12'10" approx (4.45m x 3.91m approx)

With feature fire surround housing a living flame gas fire. Double doors lead out to the rear garden and a staircase leads up to the first floor.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

12'10" x 8'5" approx (3.91m x 2.57m approx)

With mirror fronted wardrobes and window to the front elevation.



BEDROOM 2

12'10" x 7'5" approx (3.91m x 2.26m approx)

With airing cupboard and windows to rear elevation.



SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled walls, heated towel rail and window to side.



OUTSIDE

to the front of the property is a small low maintenance area with mature shrubs. To the rear, there's convenient off-street parking and an enclosed south-facing garden – recently re-seeded and promising a lovely lawn for summer enjoyment – along with a patio area and a rear pedestrian gate. There is also an area to the side with a garden shed.



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

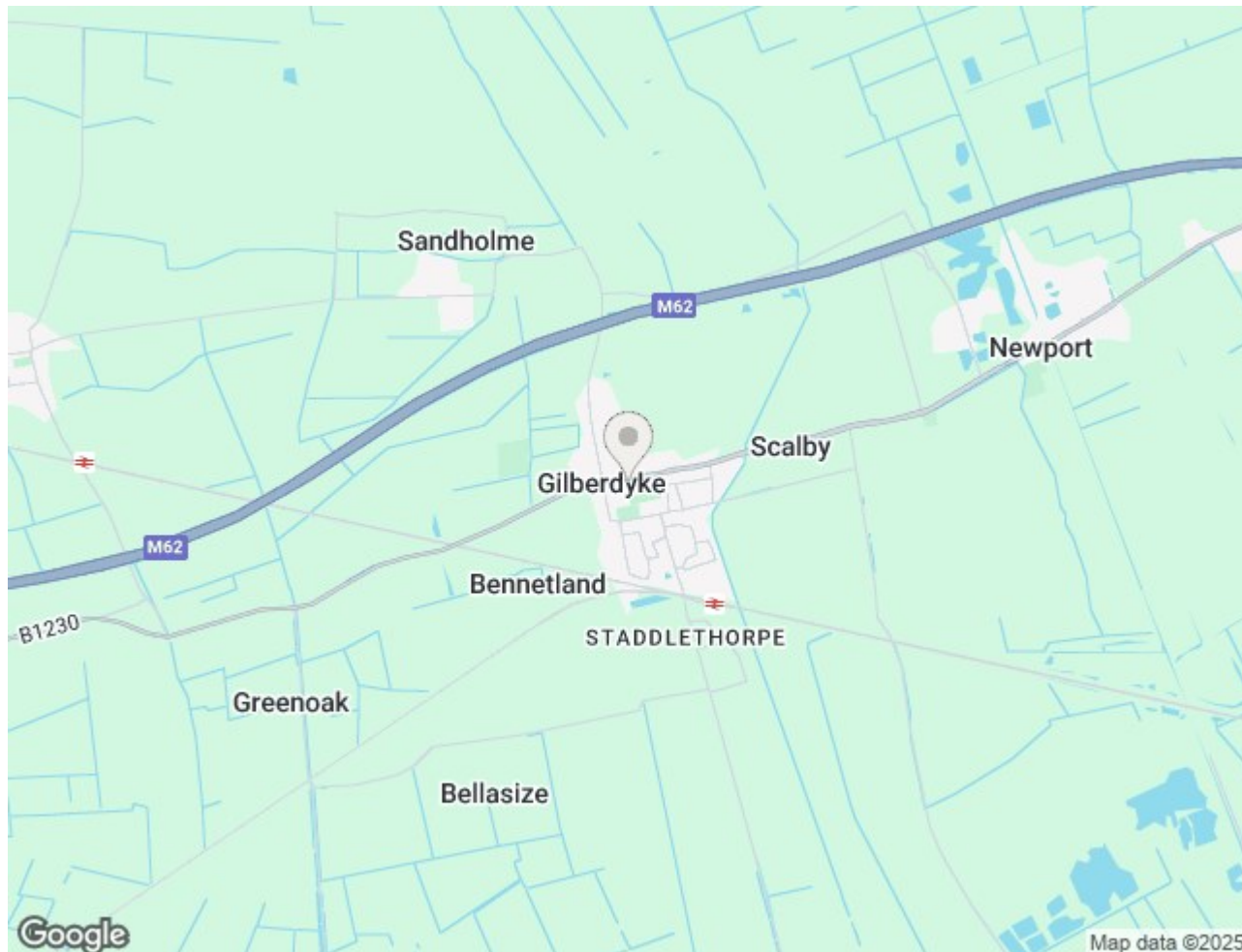
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

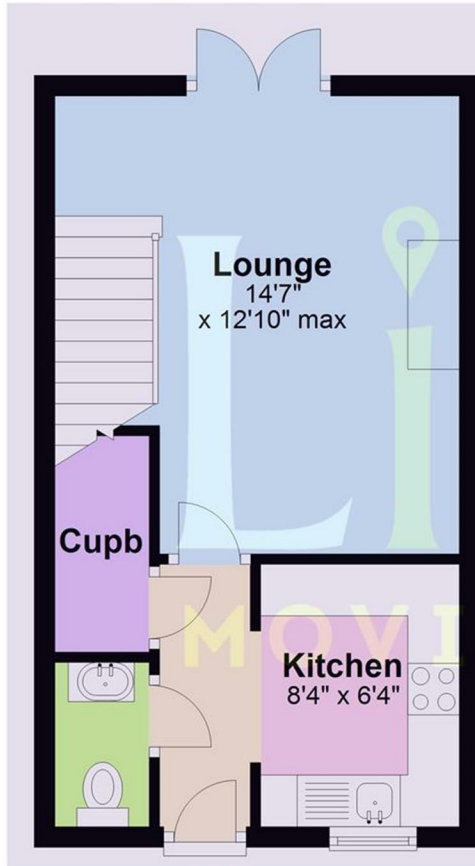
VALUATION SERVICE

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. 299.2 sq. feet




First Floor

Approx. 299.2 sq. feet



Total area: approx. 598.3 sq. feet
10 Claytons Fold, Gilberdyke

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	