

Park Row



Laburnum Walk, Gilberdyke, Brough, HU15 2TU

Offers Over £200,000



**** OFF STREET PARKING ** NO ONWARD CHAIN **** Situated in Gilberdyke this extended detached bungalow comprises of: Hall, Lounge, Kitchen/Diner, three bedrooms and Shower Room. Externally the property benefits from off street parking to the front and low maintenance rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







Property Summary

This spacious detached bungalow is nestled in the charming village of Gilberdyke, offering a perfect blend of tranquility and convenience. Ideal for those seeking a peaceful retreat with easy access to amenities, this home provides ample space both inside and out. Set in a friendly community, the bungalow features bright, open rooms and a versatile layout suitable for families, retirees, or anyone looking for a comfortable lifestyle in the countryside. Enjoy a serene village atmosphere with local shops, schools, and scenic walks just a short distance away, making this an ideal place to call home.

ACCOMMODATION

Hall

18'4" x 7'3" (5.59m x 2.23m)

Lounge

16'5" x 11'10" (5.01m x 3.62m)

Kitchen

24'1" x 18'7" (7.36m x 5.67m)

Bedroom One

12'0" x 11'10" (3.66m x 3.61m)

Bedroom Two

11'10" x 8'6" (3.61m x 2.60m)

Bedroom Three

10'7" x 8'6" (3.25m x 2.61m)

Bathroom

8'10" x 5'4" (2.70m x 1.64m)

EXTERIOR

Low maintenance gardens to the front and rear benefitting from off street parking.

Directions

From our Goole office on Pasture Road, turn left at the mini roundabout onto Centenary Road. At the end, turn right onto Airmyn Road/Boothferry Road A614. Continue on the A614 for approximately four miles. Once at Longs Corner garage in Howden, take the third exit on the roundabout, follow this road and upon entering Gilberdyke turn right down on to Clementhorpe Road, follow this road round on to Scalby Lane and then take the third right on to Station Road, first left on to Greenacre Park and third left on to Laburnum Walk. The property can be clearly identified by our Park Row Properties For Sale Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding Of Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Solar Panels: Leased from A Shade Greener, 13 years left on the lease. Please contact agent for more details.

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

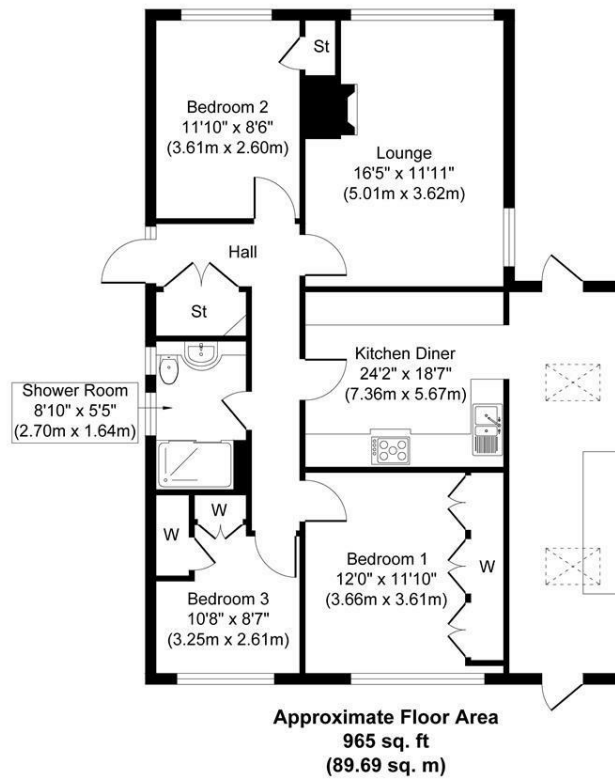
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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