



10 Cherry Court, Gilberdyke, Brough, HU15 2SZ

- Two/Three Bedroom Semi Detached Chalet Bungalow
- Requires Improvement and Updating
- Lounge with Stairs off
- Bedroom One with Wardrobes
- First Floor with Bedroom Two
- Pleasant Cul De Sac Position with Driveway Parking and Garage
- Entrance Hall with Shower Room
- Dining Kitchen
- Garden Room/Bedroom Three
- Gardens to the Front and Rear

Offers In The Region Of £185,000



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10 Cherry Court, Gilberdyke, Brough, HU15 2SZ

Two/three bedroom extended semi detached chalet bungalow. Offered for sale with No Forward Chain. Occupying a pleasant cul de sac position the accommodation requires some improvement and updating. Accessed via the main entrance door into the hallway. Dining kitchen, lounge with stairs leading off. Bedroom one with wardrobes, garden room/bedroom three and a ground floor shower room. On the first floor can be found bedroom two. Garden areas to the front and rear with driveway providing parking and car port along with a single garage. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

The property is located off Greenacre Park off Station Road. Gilberdyke is an established and relatively self-contained settlement approximately six miles to the West of South Cave. It offers a range of amenities from a small supermarket, garden centre, mainline railway station, primary school, Post Office and Church. The village also has excellent access to the M62 which lies close by.

Entrance Hall

Main entrance door provides access into the property. Radiator. Access into all ground floor rooms off.

Shower Room

5'7" x 8'0" (1.709m x 2.441m)

Suite of shower cubicle with electric shower unit. Vanity unit with wash hand basin and separate WC. Window to the side elevation. Tiling to the walls and towel rail radiator.

Lounge

10'4" x 19'11" (3.171m x 6.071m)

Window to the front elevation. Stairs lead off to the first floor accommodation. Fire surround. Radiator.

Dining Kitchen

9'2" back of chimney breast x 18'10" (2.809m back of chimney breast x 5.758m)

Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit. Windows to the front and side elevations. Radiator.

Bedroom One

10'5" x 11'9" (3.188m x 3.603m)

Range of wardrobes. Wardrobes and radiator.

Garden Room Bedroom Three

9'2" x 14'1" (2.807m x 4.300m)

French doors to the rear garden. Windows and radiator.

First Floor

Store cupboard. Access to roof void with gas central heating boiler. Door into bedroom off.

Bedroom Two

9'9" x 13'1" + 5'8" x 6'7" (2.980m x 4.007m + 1.737m x 2.031m)

Window to the side elevation. Wardrobe with dressing table and cupboards. Additional store cupboard. Radiator.

Outside

The property occupies a pleasant garden plot position within the cul de sac. Approached via a gated driveway access there is a lawned front garden area. A car port provides under cover car space with access to the main entrance door. To the rear there is a single garage and pedestrian access to the rear garden area. The rear garden is laid mainly to lawn.

Garage

10'3" x 19'7" (3.138m x 5.984m)

With up and over door, light, power and a side window.

Agents Note

This property is being sold subject to probate.



Energy Performance Certificate

The current energy rating on the property is D (61),

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number GIL024010000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is unregistered but believed to be Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

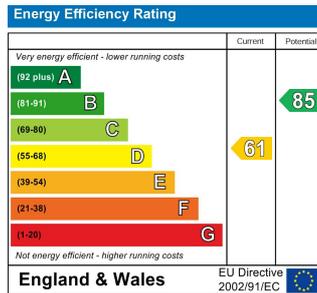
Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





10 Cherry Court, Gilberdyke



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