

# linkagency



**1, Linden Close, Gilberdyke, HU15 2FN**  
**£235,000**



- Four bedroom detached house
- Extra room as a play room/ office
- Cul-de-sac location
- Viewing Highly recommended

- Two reception rooms
- En-suite to the master bedroom
- Off street parking



# Description

Welcome to Linden Close, Gilberdyke! This lovely detached house built in 2005 offers a spacious and modern living space that is sure to impress. With 2 reception rooms, including a separate dining room or second sitting room and a playroom or suitable for utility /office, there is plenty of space.

Boasting 4 bedrooms and 2 bathrooms, this property provides ample room for a growing family or those who enjoy having extra space for guests. The en-suite to the master bedroom adds a touch of convenience to your daily routine.

With a generous 1,550 sq ft of living space, this property offers a comfortable and welcoming atmosphere for you to call home. The off-street parking is a practical addition, ensuring you never have to worry about finding a space for your vehicle.

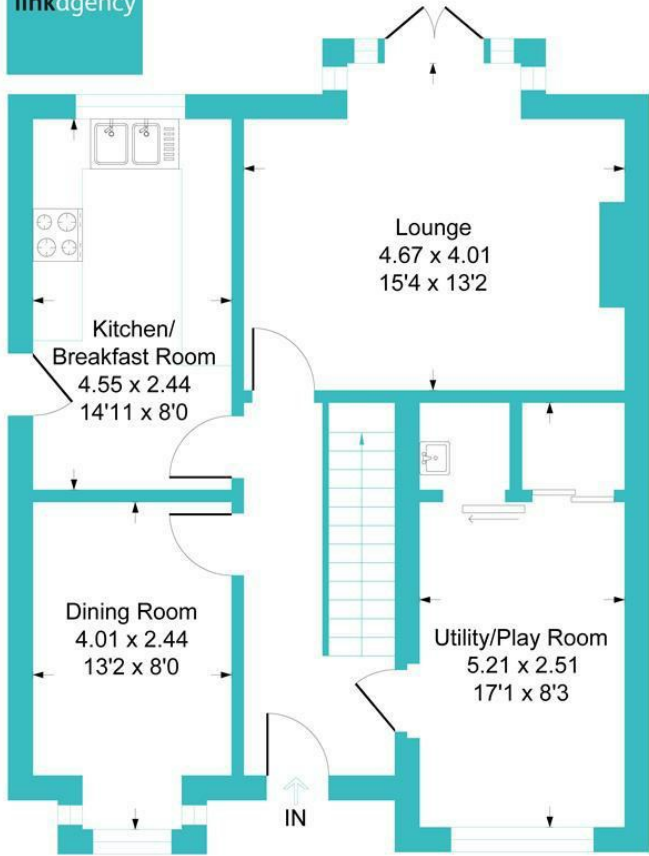
Located in the charming area of Gilberdyke, this property combines the tranquillity of suburban living with easy access to local amenities and transport links. Whether you're looking for a peaceful retreat or a vibrant community to be a part of, Linden Close has it all.

Don't miss out on the opportunity to make this beautiful house your new home. Book a viewing today and experience the charm and comfort that Linden Close has to offer!

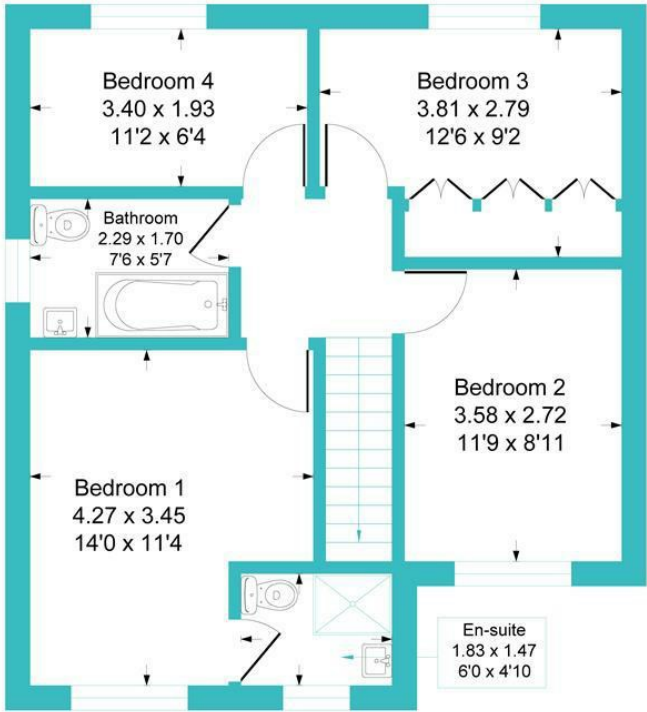




Approximate Gross Internal Floor Area = 116.5 sq m / 1255 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing**

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.