



QUICK & CLARKE
The Property Specialists

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West View Clementhorpe Lane, Gilberdyke HU15 2UQ
£450,000

- Imposing detached family house in excess of 1,400 square feet
- Stylish elevations throughout
- FIVE Bedrooms
- TWO Bathrooms and downstairs WC
- Lounge with feature fireplace
- Contemporary Dining Kitchen with separate Utility Room
- Day room
- Garage & driveway
- Superb garden and detached entertainment room
- EPC: awaited Council Tax: D

Located within a prime position in this East Riding village, West View is a superb example of an exceptional modernised detached family home. In excess of 1,400 square feet, the stunning accommodation enjoys Entrance Hallway, Downstairs WC, Lounge with feature fireplace, contemporary Dining Kitchen with a host of built-in appliances, and Day Room enjoying views over the garden. Utility room with access to the larger than average garage.

To the first floor the landing leads to FIVE Bedrooms and two Bathrooms. The garden is well-tended with a detached entertainment room housing a bar with attached shed this could be adapted to working from home! There is private parking for several vehicles with a larger than average garage. Viewing is definitely a must!

LOCATION

The property is located on the western side of Gilberdyke on the cul-de-sac that forms Clementhorpe Lane close to its junction with Bennetland Lane. Gilberdyke is a self-contained village with a strong community feel having a local shop, primary school and mainline railway station, the property has a good selection of local amenities. Lying only 6 miles to the east of Howden, 9 miles from Goole, Hull 21 miles, Beverley 15 miles, York 25 miles, this charming village is ideal for commuters.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Having Karndean flooring and a large coat and shoe cupboard.

DOWNSTAIRS WC

uPVC double glazed window to the front elevation, modern two piece white suite enjoys wash basin and low level WC.

LOUNGE

14'8 x 12' plus bay (4.47m x 3.66m plus bay)
uPVC double glazed walk-in bay window to the front elevation. Oak fire surround with living flame gas fire and TV aerial point.

DINING KITCHEN

21'4 x 9'9 plus doorwell (6.50m x 2.97m plus doorwell)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading out into the rear garden. An extensive range of contemporary sandstone gloss soft-close base and wall units with coordinating worksurfaces. 1 1/4 bowl sink unit with Quooker hot water tap, induction hob and double electric fan oven and integrated dishwasher. Integrated large fridge and pantry.

INNER LOBBY

Staircase to the first floor accommodation with understairs storage cupboard.

DAY ROOM

13'1 x 10'7 (3.99m x 3.23m)
Of uPVC and brick construction with French doors to garden and solid roof.

UTILITY ROOM

uPVC double glazed door and window to the rear elevation, matching units to the kitchen, superb utility unit, space for 3 appliances - washer, tumble dryer, plus a freezer currently, and leads to the integrated garage.

FIRST FLOOR LANDING

BEDROOM 1

13'2 x 9'1 (4.01m x 2.77m)
uPVC double glazed windows to the rear elevation and a full wall of fitted wardrobes.

EN-SUITE

uPVC double glazed window to the front elevation, three piece modern white suite enjoys pedestal wash basin, independent shower cubicle and low level WC, attractive tiled splashbacks to wet areas.

BEDROOM 2

11'11 x 11'10 (3.63m x 3.61m)
uPVC double glazed window to the front elevation.

BEDROOM 3

11'11 x 9'3 (3.63m x 2.82m)
uPVC double glazed window to the rear elevation and recessed storage area.

BEDROOM 4

9' x 8'4 (2.74m x 2.54m)
uPVC double glazed window to the front elevation.

BEDROOM 5

9'1 max x 6'11 max (2.77m max x 2.11m max)
uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the front elevation, four piece modern white suite enjoys pod bath with central taps, wash basin set in vanity, low level WC and independent shower cubicle, extractor and tiled splashbacks to wet areas.

EXTERNAL

To the front of the property is an attractive garden with an array of shrubbery and plants providing a kaleidoscope of colour and texture and an all-seasons garden. A gated side entry leads into the rear garden. There is parking for several vehicles leading to the garage.

The rear garden is beautifully presented being lawned with patio area and an array of shrubbery and plants, along with a detached entertainment room.

GARAGE

23'9 x 9'1 (7.24m x 2.77m)
Electric up & over door to the front, radiator, side personnel door leading into the utility room.

DETACHED ENTERTAINMENT ROOM

19'1 x 8'9 (5.82m x 2.67m)
Rendered with bifold doors, power and light. Within is a bar area with uPVC French doors leading out to the patio area. Attached is a useful garden store with power and light. This area could easily be adapted to provide a place to work from home.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

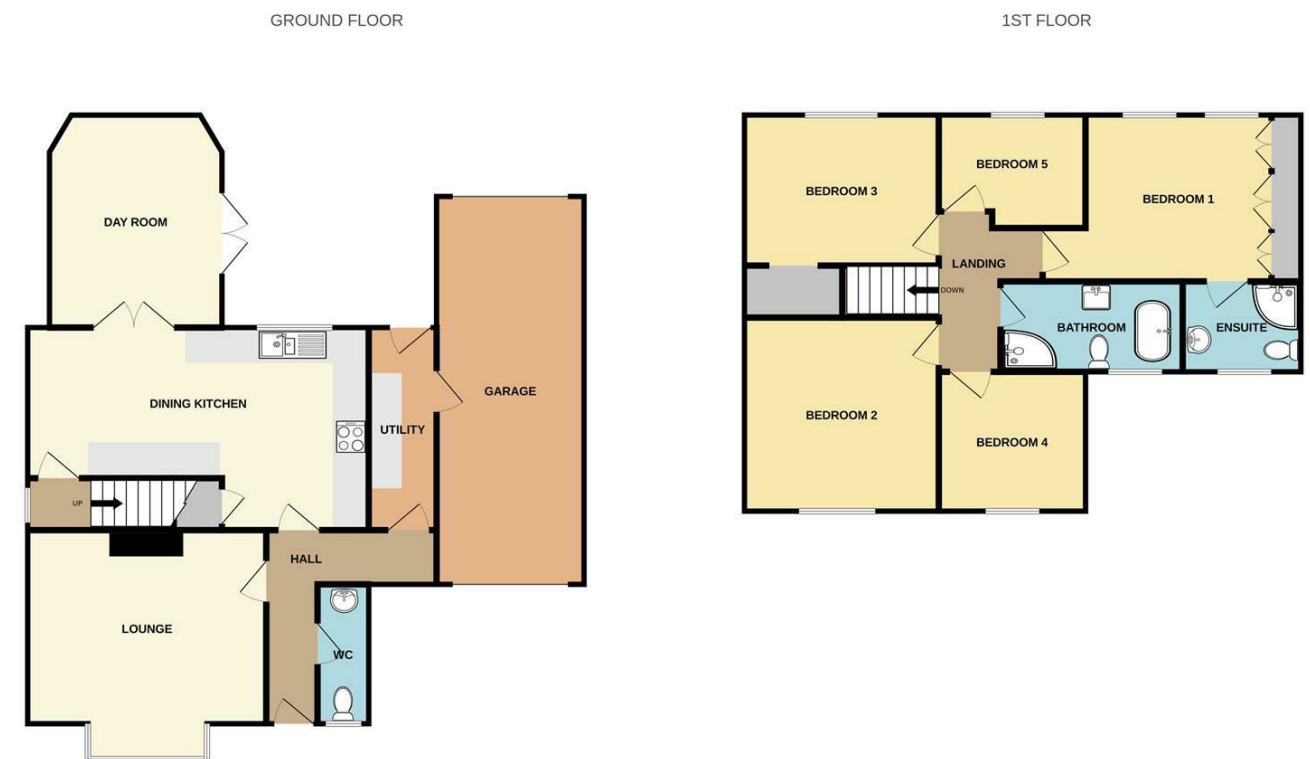
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



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