



6, Walmsley Court,  
Gilberdyke, HU15 2QW  
Offers Over £95,000



Conveniently located within the village and nearby to all the local amenities this ground floor apartment comprises of two bedrooms, open plan living room, fitted kitchen with integrated appliances, bathroom with contemporary range of white sanitary ware. The apartment is centrally heated, double glazed, TV and telephone points, audio intercom linked to entrance door, smoke detectors, external light, communal satellite dish and tv aerial, smart wire for internet compatibility.

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band A.



Tenure: Leasehold  
East Riding of Yorkshire Council  
BAND: A

Gilberdyke is an established community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Doctors Surgery and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

#### COVID 19 GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE HALL

##### ENTRANCE HALL

Cupboard housing central heating boiler.

##### OPEN PLAN LIVING ROOM/KITCHEN

7.73 X 4.23 (25'4" X 13'11")

Open plan to the Kitchen, intercom entry phone. Range of floor and wall units having complimentary work surfaces and tiled splash backs incorporating stainless steel sink bowl, integrated slimline dishwasher, electric oven, ceramic hob with extractor hood over and free standing washer/dryer and fridge.

##### BEDROOM ONE

3.45 x 2.50 (11'4" x 8'2")

TV and telephone points.

##### BEDROOM TWO

2.79 x 2.30 (9'2" x 7'7")

##### BATHROOM

1.85 x 1.75 (6'1" x 5'9")

White suite comprising panelled bath with chrome finish shower over, shower screen, low level w.c., wash hand basin having chrome finish taps and fittings. Tiled to bath area and splash back tiling to the hand basin, feature towel rail radiator, light/shaver socket.

##### OUTSIDE

There is one allocated parking space.

#### ADDITIONAL INFORMATION

We understand that the property is leasehold with the lease commencing from 2006.

The vendor has made us aware that the property is subject to a service charge approximately £100.00 per month along with a ground rent of £100.00 per annum.

#### SECURITY

Audio intercom linked to entrance door, smoke detectors, multi point locking door to each apartment. External lighting.

#### SERVICES

Mains water, drainage, gas and electricity are connected to the property.

#### APPLIANCES

No appliances have been tested by the Agent.

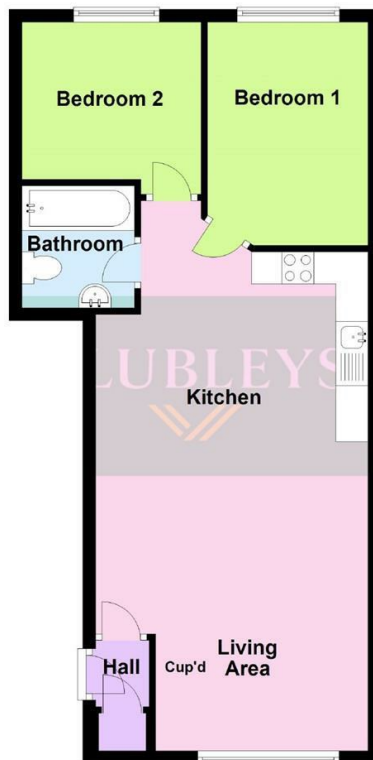


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## Ground Floor



Total area: approx. 53.3 sq. metres (574.1 sq. feet)

### AGENTS NOTES

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.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

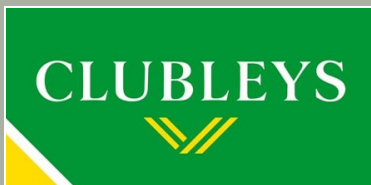
### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.