



9, Hansard Crescent,  
Gilberdyke, HU15 2XE  
£170,000



Welcome to this charming semi-detached bungalow located in the quiet location of Hansard Crescent, Gilberdyke, Brough. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests to stay over. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in a quiet neighbourhood, this semi-detached bungalow provides a sense of privacy while still being part of a friendly community.

Don't miss the opportunity to make this charming bungalow your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Gilberdyke.



Tenure: Freehold  
BAND:

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Side entrance door gives access into the hallway with hatch to loft space.

### KITCHEN

Range of cream wall and floor units with complimentary work surfaces incorporating sink unit, integrated oven, four ring electric hob with chimney extractor over. Part tiling to the walls, vinyl flooring and coving to the ceiling.

### INNER HALLWAY

### LIVING ROOM

5.28m x 2.93m (17'3" x 9'7")

A good sized room with coving to the ceiling and fireplace with white wooden surround, marble inset and hearth. Tv point and patio doors into the conservatory.

### CONSERVATORY

Patio doors lead into the rear garden, wall light and Tv point.

### BEDROOM ONE

3.78m x 2.93m (12'4" x 9'7")

Good sized double room to the front of the property with bay window and a range of fitted furniture.

### BEDROOM TWO

2.64m x 2.64m (8'7" x 8'7")

Double room to the front of the property with bay window.

### BATHROOM

2.02m x 1.62m (6'7" x 5'3")

Suite comprising of a larger than average shower cubicle with electric shower, low level Wc and vanity sink unit with storage under. Full tiling to the walls and floor. Extractor fan.

### OUTSIDE

To the front of the property there is a low maintenance landscaped garden with timber fencing to the boundary line. A side driveway provides off street parking and leads to a single garage with up and over door, power and light. Side access gate leads into the rear garden overlooking a playing field to the rear with patio areas adjacent and to the rear of the property. With astro turf and decorative planting.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

**Ground Floor**



**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

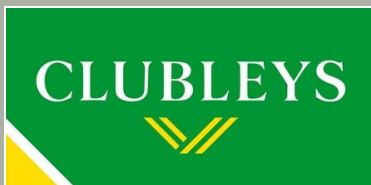
**FREE VALUATIONS FOR SALE**

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 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) A                                 |  |                         | 85        |
| (81-91) B                                   |  | 70                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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.