



Haven, Main Road,
Gilberdyke, HU15 2SL
£244,000

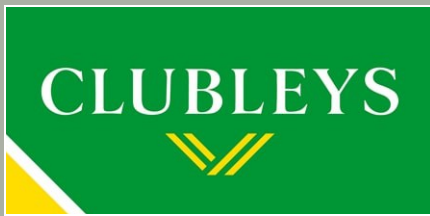


A quaint 'cottage style' semi-detached house located on Main Road in the village of Gilberdyke. This property boasts a warm, inviting atmosphere with its spacious reception room. With 3 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

Set back from the main road, this house provides easy access to local amenities, schools, and transport links, making it a convenient choice for families or professionals.

Don't miss the opportunity to make this house your home sweet home in the heart of Gilberdyke. Book a viewing today and discover the endless possibilities this property has to offer!

Council Tax Band - B
Tenure - Freehold
EPC - D



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

SIDE ENTRANCE

The side entrance door leads into..

DINING KITCHEN

A well proportioned and spacious dining kitchen with a lovely range of wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated oven, four ring gas hob with concealed extractor over. Space for dishwasher, fridge and freezer. Feature beaming to the ceiling, recessed spotlights to the ceiling and doors into the living room and the inner lobby.

INNER LOBBY/UTILITY

Inner lobby with plumbing for washing machine and shelving to the walls. Door into..

SHOWER ROOM/DRESSING AREA

Modern suite comprising of vanity sink unit with storage under and concealed Wc, large walk in shower with waterfall shower and hand held attachment. Complimentary modern tiling to the shower area and recessed storage cupboard. The dressing area has a range wall and floor units, recessed storage cupboard and large wall mounted mirror.

BEDROOM THREE

Good sized double room with coving to the ceiling and deep recessed window overlooking the garden.

LIVING/DINING ROOM

A lovely light and airy dual aspect room with stairs off to the first floor. Feature fireplace with marble effect inset and hearth housing a coal effect fire with white timber surround. Patio doors open into the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

having a good range of fitted furniture incorporating two double wardrobes, one single, draws and storage cupboard. Recessed storage into the eaves and dado rail.

BEDROOM TWO

Double room with storage into the eaves.

SHOWER ROOM

Modern suite comprising of vanity sink unit with moulded sink and storage under, concealed Wc and large double shower with waterfall shower and hand held attachment. Wet waling to the walls, recessed spotlights to the ceiling and extractor fan.

OUTSIDE

Double wrought iron gates give access to the large stone driveway which provides ample off street parking. A decorative timber fence and colourful trellis lead into the front garden with beautiful planting to the boundary line and a paved pathway leads to the property with paved side walkway leading into the private sunny rear garden, having been landscaped for ease of maintenance. Outside lighting.

ADDITIONAL INFORMATION

SERVICES

Main gas, water, electricity and drainage.

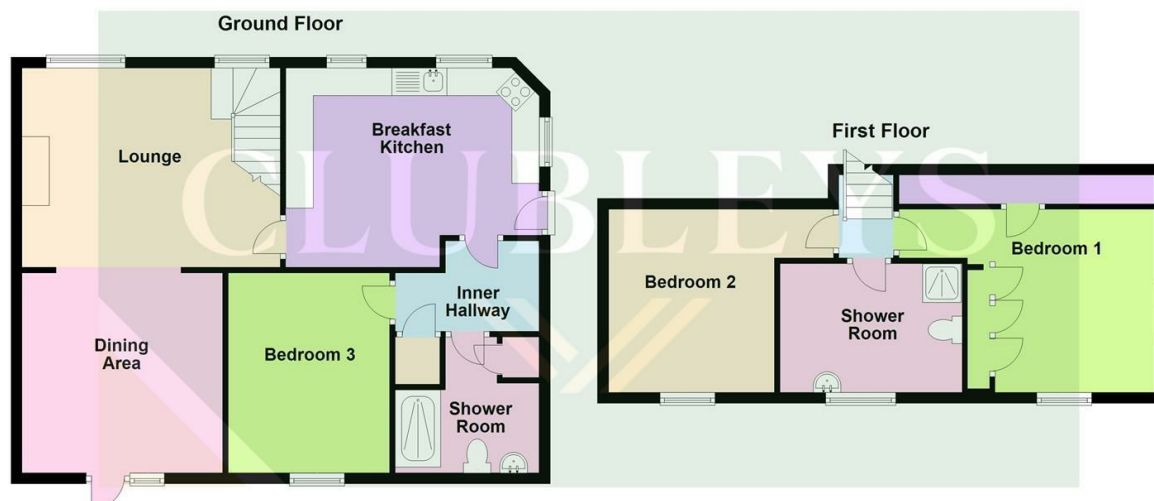
APPLIANCES

No appliances have been tested by the agent.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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

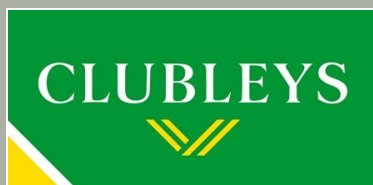
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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		
	68	79
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.