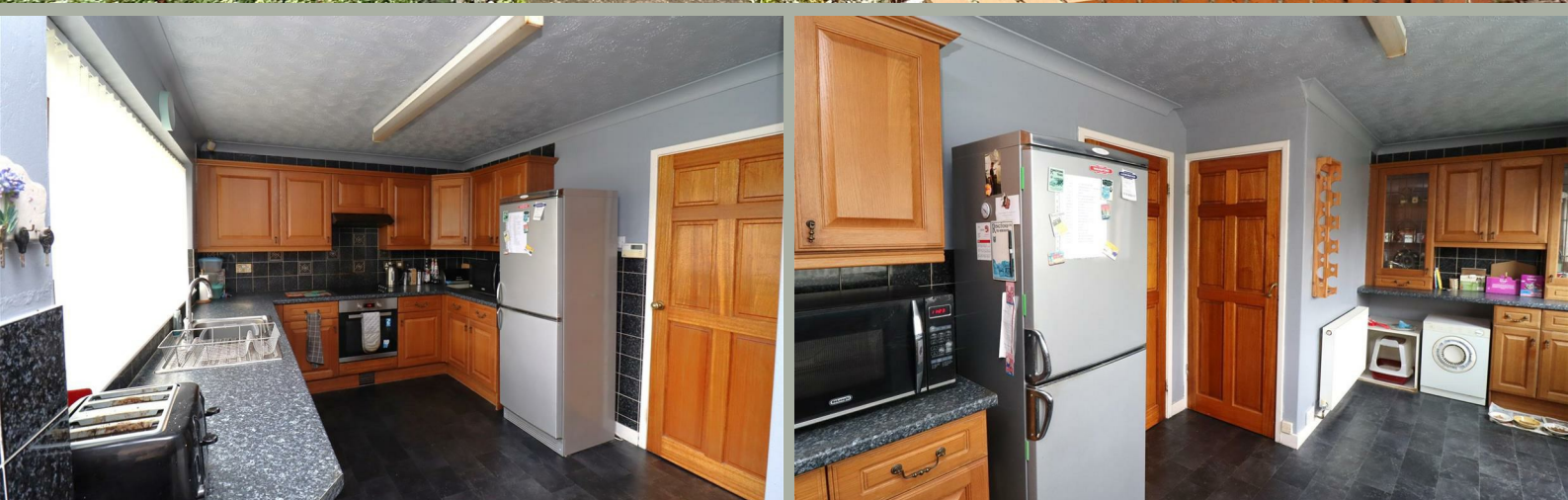


8, Willow Green,  
Gilberdyke, HU15 2XD  
£140,000



A three-bedroom family home located in a popular, established residential area with easy access to a range of local amenities.

The property offers good-sized rooms throughout and comprises an entrance hall, a spacious living room, a kitchen with dining area to the ground floor, upstairs offers three bedrooms, and a bathroom. While the décor reflects an earlier style, the home presents a wonderful opportunity for personalisation and modern updates.

The front and rear gardens are designed for easy maintenance. The property benefits from separate garage.

East Riding of Yorkshire Council tax band - B  
Tenure - Freehold  
EPC rating - D



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## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

External door leading in...

### ENTRANCE HALL

### LIVING ROOM

5.46 x 4.79 (17'10" x 15'8")

Timber fire surround with marble inset and hearth housing a gas fire with back boiler. Stairway leading to the first floor.

### KITCHEN

5.44 x 2.95 (17'10" x 9'8")

A range of fitted wall and base units., roll top worktops and tiled splashbacks. Incorporating stainless steel sink unit with drainer, four ring ceramic hob with oven. Integrated freezer. Plumbing for an automatic washing machine. Under stairs storage cupboard. External door to rear.

### FIRST FLOOR

### LANDING

Access to the loft space. Airing cupboard.

### MASTER BEDROOM

2.73 x 3.87 (8'11" x 12'8")

To the front elevation. A range of fitted wardrobes.

### BEDROOM TWO

2.63 x 3.90 (8'7" x 12'9")

To the front elevation. Fitted double wardrobe with mirrored sliding door. Built in storage cupboard.

### BATHROOM

3.02 x 1.97 (9'10" x 6'5")

White suite comprising of panelled bath, corner shower cubicle with mains fed shower and body jets, pedestal wash hand basin and a low flush WC. Fully tiled walls and floor. Inset ceiling lights and a heated towel rail.

### BEDROOM THREE

2.22 x 2.93 (7'3" x 9'7")

To the rear elevation. Built in double wardrobe.

### EXTERNAL

Front garden is gravelled for ease, brick wall to boundary.

The rear garden offers shrubs, planters, paved patio

area. Rear access via gate. Fencing to boundary. Benefitting from separate garage.

## ADDITIONAL INFORMATION

### SERVICES

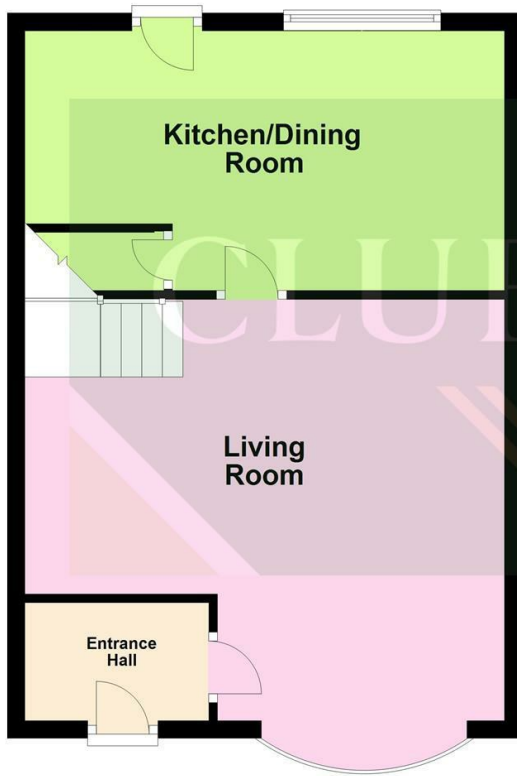
Mains gas, electricity and drainage are connected to the property.

### APPLIANCES

No appliances have been tested by the agents.



## Ground Floor



## First 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

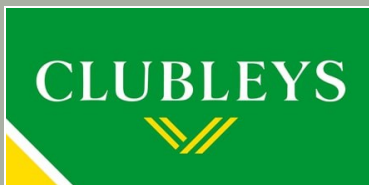
### FREE VALUATIONS FOR SALE

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			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.