



39, Station Road,
Gilberdyke, HU15 2ST
£190,000



This three bedroom semi detached dormer bungalow is perfectly situated in the village of Gilberdyke, just a short walk from all the local amenities.

Ideally located in the sought-after residential area, the property features an entrance hall, kitchen, spacious living room offering plenty of natural light and two ground floor bedrooms. The first floor offers a generous master bedroom and family bathroom.

Externally, there is a driveway to the front providing off street parking leading to the garage. To the rear of the property is a paved patio area.

East Riding of Yorkshire Council - Council Tax Band B.
Energy Performance Certificate - D.
Tenure - Freehold.



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

3.05m x 2.72m (10'0" x 8'11")

Upvc front door with opaque panels leads into the entrance hall with stairs to the first floor accommodation, under stairs cupboard, coving to the ceiling and radiator.

KITCHEN

3.03m x 3.68m (9'11" x 12'0")

Range of floor and wall units with complimentary work surfaces incorporating one and a half sink unit, space for washing machine and under counter fridge freezer, built in oven and four ring electric hob. Tiled flooring and window to the front elevation.

LIVING ROOM

3.63m x 5.17m (11'10" x 16'11")

Spacious room with large window to the front elevation, log burner with wooden mantle. Laminate flooring, coving to ceiling and radiator.

BEDROOM TWO

3.65m x 3.34m (11'11" x 10'11")

Double room to the rear of the property with radiator and coving to the ceiling.

BEDROOM THREE

3.34m x 3.03m (10'11" x 9'11")

Good sized room to the rear of the property with radiator, coving to the ceiling and double doors leading to the rear.

LANDING

Storage cupboard.

FIRST FLOOR

BEDROOM ONE

5.25m x 3.62m (17'2" x 11'10")

A generous sized room with radiator, coving to ceiling and window to the front elevation.

BATHROOM

4.39m x 2.01m (14'4" x 6'7")

Fitted suite comprising shower cubicle, bath, low flush WC. Tiled flooring, radiator and opaque window to the side elevation. Access to the loft. Cupboard housing hot water cylinder.

EAVES

6.79m x 2.04m (22'3" x 6'8")

Having power and light.

GARAGE

6.97m x 3.32m (22'10" x 10'10")

Having up and over door, with power and light.

OUTSIDE

To the front of the property is a driveway providing off street parking and lawned front garden.

Paved courtyard to the rear with access to outdoor shed.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

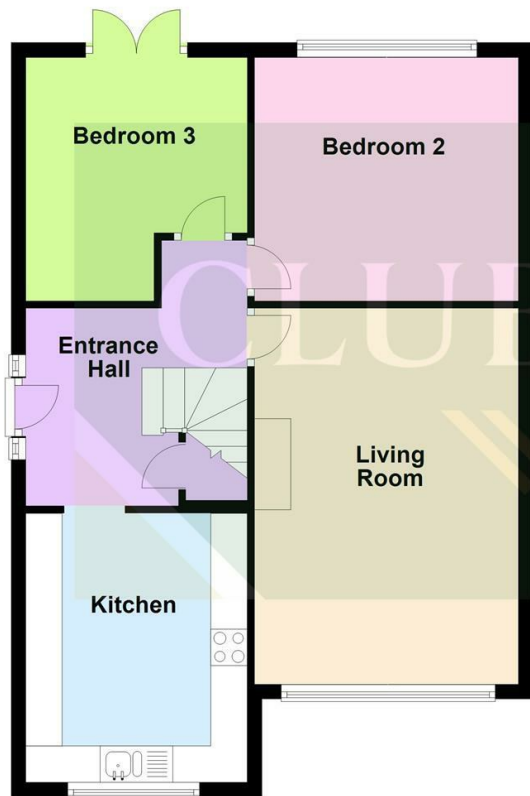
Mains water, drainage, electricity are connected to the property.

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Estate Agents | Lettings Agents | Chartered Surveyors

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

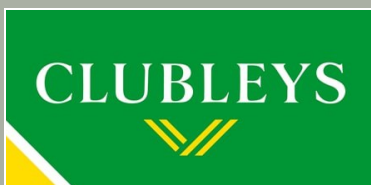
FREE VALUATIONS FOR SALE

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		
(81-91) B		
(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

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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.