



15, Wentworth Close,
Brough, Gilberdyke, HU15 2GF
£170,000

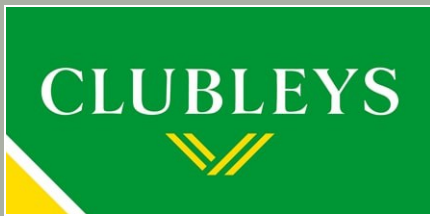


Located in the village of Gilberdyke - this delightful house on Wentworth Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families and first time buyers. Upon entering, you are welcomed into a cosy reception room perfect for relaxation. The layout is thoughtfully designed to maximize space and light, creating a homely feel throughout.

Comprising spacious accommodation to include entrance hall, cloakroom, lounge, fitted kitchen. Two good size bedrooms to the first floor and family bathroom suite. Lawned rear garden with patio area and parking space to the front of the property.

Gilberdyke is known for its friendly community and convenient amenities, making it an excellent choice for those looking to settle in an accessible location. With local shops, schools, and parks nearby, you will find everything you need within easy reach.

Tenure - Freehold
Council tax band - B
Epc - B



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door gives access into the entrance hall. Radiator.

LIVING ROOM

4.26m max x 3.29m (13'11" max x 10'9")
Good sized room with feature bay window, radiator, under stairs storage cupboard. Tv and telephone point.

DINING KITCHEN

3.42m x 2.98m (11'2" x 9'9")
Having a good range of shaker style wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, integrated electric oven, four ring gas hob with extractor chimney hood over and dish washer. Space for washing machine, radiator and recessed spotlights to the ceiling.

CLOAKROOM

White suite comprising of low level wc and pedestal hand basin. Extractor fan and radiator.

FIRST FLOOR

LANDING

Hatch to the loft space.

BEDROOM ONE

4.22m max x 3.84m (13'10" max x 12'7")
Double room with recessed cupboard housing gas central heating boiler. Tv and telephone point.

BEDROOM TWO

3.45m max x 2.52m (11'3" max x 8'3")
With radiator.

FAMILY BATHROOM

2.40m x 1.54m (7'10" x 5'0")
White suite comprising of low level wc, pedestal hand basin and panelled bath with shower over and glass screen. Part tiling to the walls, extractor fan, spotlights to the ceiling and radiator.

OUTSIDE

Parking to the front of the property and west facing rear garden.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

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

APPLIANCES

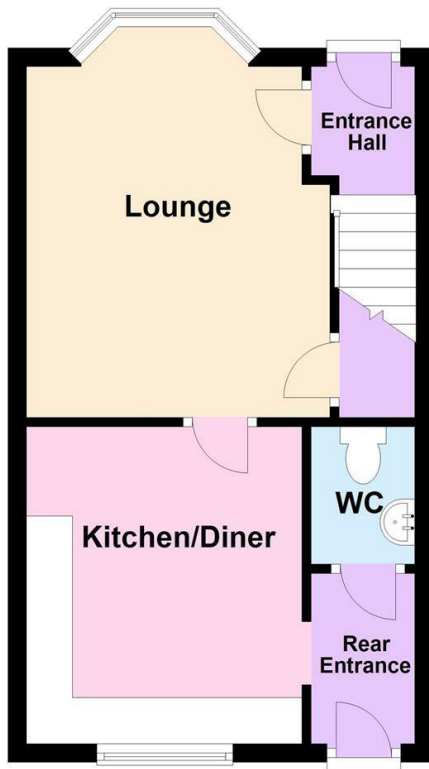
None of the appliance's have been tested by the selling agents.

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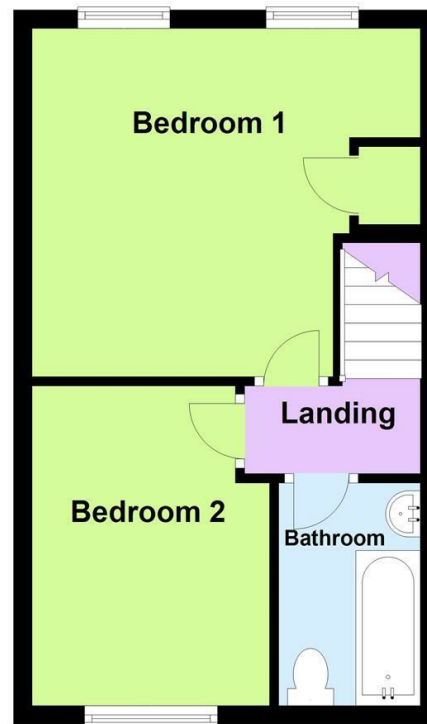


Estate Agents | Lettings Agents | Chartered Surveyors

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

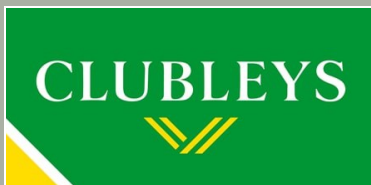
FREE VALUATIONS FOR SALE

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		97
(81-91) B	83	
(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.