

21, Harrison Croft,  
Gilberdyke, HU15 2GW  
£269,950





## ABOUT THE PROPERTY

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**VIEWING ESSENTIAL** - A modern three-storey townhouse offers a multifunctional space. Set back and enjoying a degree of privacy both at the front and rear, the property boasts views of the development and its picturesque pond, visible from the main bedroom and the first-floor sitting room. The thoughtfully designed accommodation has contemporary styling comprising entrance hall, leading to a convenient utility room and WC. The heart of the home is the stylish breakfast kitchen, featuring quartz work surfaces, integrated appliances. The first floor offers a spacious sitting room, along with bedrooms three and four, and a modern family bathroom, while the second floor is dedicated to the luxurious main bedroom with Hammonds fitted wardrobes, bedroom two, and both featuring contemporary en-suites. Outside, the professionally landscaped south-west facing rear garden is a tranquil retreat, complete with a decked seating area, lawn, and secure fenced boundaries with private rear gated access. At the front, a path and driveway lead to a garage with an upgraded, fully electric Oxley thermal door operated by fob, and an EV charging point. The property further benefits from an NHBC warranty with approximately eight years remaining, ensuring peace of mind. This beautifully presented home seamlessly combines modern convenience, stylish interiors, **PRIME LOCATION NOT TO BE MISSED**

East Riding of Yorkshire Council: Band C. Tenure: Freehold.









Tenure: Freehold  
East Riding of Yorkshire  
Band: C

#### ENTRANCE HALL

Front door leading into the entrance hall with large recessed storage cupboard and stairs off to the first floor.

#### UTILITY ROOM

2.91 x 0.89 (9'6" x 2'11")

Space for washing machine and tumble dryer with work surfaces above. Tiled flooring. Spot lighting.

#### CLOAKROOM

Suite comprising of low level WC, wall mounted hand basin with tiled splashback, tiling to the floor and spotlights to the ceiling.

#### DINING KITCHEN

5.04 x 2.94 (16'6" x 9'7")

Spacious open plan kitchen and dining area with French doors leading out to the rear garden having a good range of modern shaker style wall and floor units with complimentary quartz worksurface, LED lights undermount lighting, moulded stainless steel 1 1/2 bowl sink unit with chrome tap, integrated single built under oven, four ring gas hob, extractor hood, dishwasher and fridge freezer. Tiling to the floor and spotlights to the ceiling.

#### FIRST FLOOR

##### LANDING

Large recessed cupboard with light and stairs to the second floor.

##### LIVING ROOM

5.04 x 4.21 (16'6" x 13'9")

Lovely light and airy spacious room with telephone and television point.

##### BEDROOM THREE

2.94 x 2.52 (9'7" x 8'0")

Double room to the rear of the property.

##### BEDROOM FOUR

2.94. x 2.44 (9'7". x 8'0")

Double room to the rear of the property.

##### FAMILY BATHROOM

2.74 x 1.67 (8'11" x 5'5")

Modern suite comprising of low level WC, wall mounted vanity sink unit and panelled bath. Coated towel radiator, complimentary tiling to the walls and floor. Spotlights to the ceiling.

#### SECOND FLOOR

##### LANDING

Hatch to loft space and cupboard housing central heating boiler.

##### MASTER BEDROOM

4.61 x 3.70 (15'1" x 12'1")

Generous master suite with modern fitted wardrobes, television point and Velux windows to the ceiling.

##### EN SUITE

3.61 x 1.13 (11'10" x 3'8")

Modern suite comprising of low level WC, wall mounted hand basin and large shower with bi fold door, coated towel radiator, complimentary tiling to the walls and floor. Spotlights to the ceiling. Velux window.

##### BEDROOM TWO

3.39 x 3.35 (11'1" x 10'11")

Double room to the rear with velux window to the ceiling.

##### EN SUITE

2.20 x 1.61 (7'2" x 5'3")

Modern suite comprising of low level WC, wall mounted hand basin and shower cubicle, coated ladder radiator, complimentary tiling to the walls and floor. Spotlights to the ceiling. Velux window.

##### OUTSIDE

Outside, the professionally landscaped south-west facing rear garden is a tranquil retreat, complete with a decked seating area, lawn, and secure fenced boundaries with private rear gated access. At the front, a path and driveway lead to a garage with an upgraded, fully electric Oxley thermal door operated by fob, and an EV charging point.

##### GARAGE

Fully electric Oxley thermal door, power and light.

#### ADDITIONAL INFORMATION

##### SERVICES

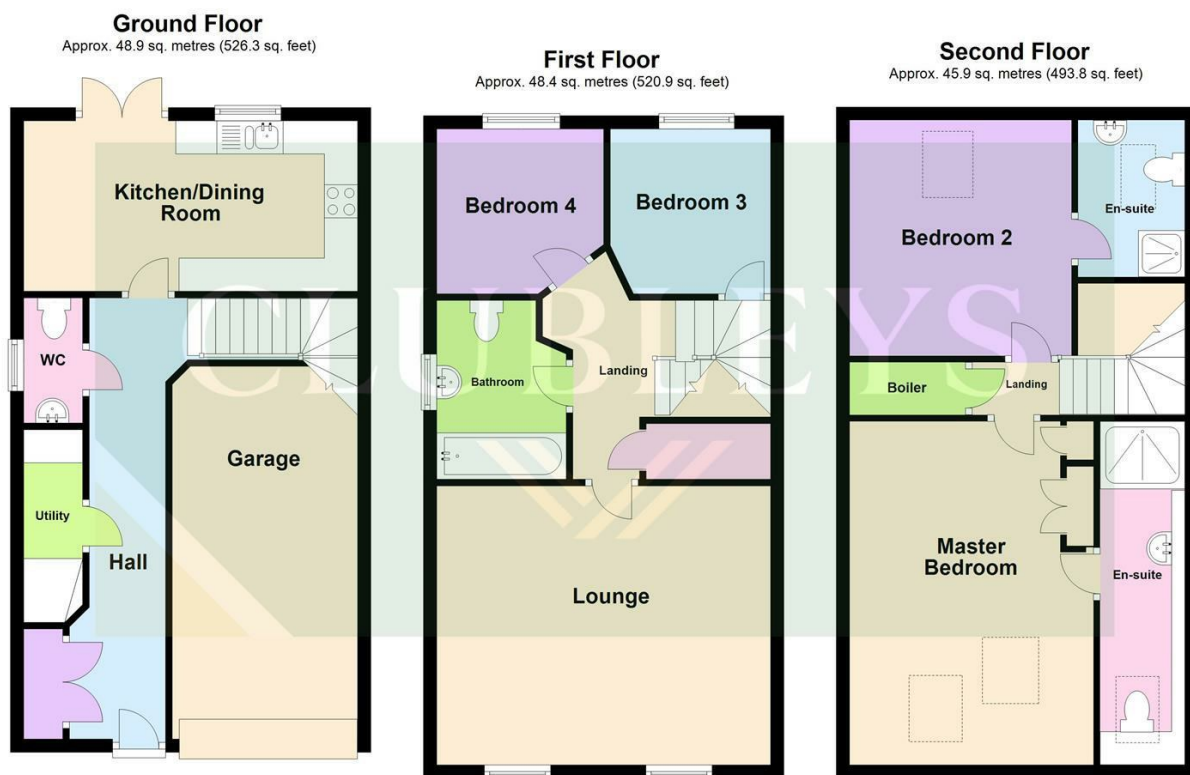
Mains water, drainage, electricity and gas are connected to the property.

##### APPLIANCES

No appliances have been tested by the agent.







Total area: approx. 143.2 sq. metres (1541.0 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### 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.

#### MATERIAL INFORMATION

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

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.

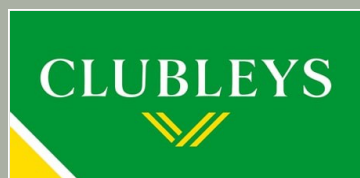
#### MORTGAGES

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](mailto: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.

#### 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.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 95                      |
| (81-91) B                                   | 86      |                         |
| (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.