



9, Holly Grove,
Gilberdyke, HU15 2FE
£350,000



Nestled in the charming village of Gilberdyke this superb detached house on Holly Grove offers an exceptional living experience for families and those seeking space and comfort. With generously sized reception rooms, this property provides ample room for both relaxation and entertainment.

This residence boasts five well-appointed spacious bedrooms. Each room is designed to be both inviting and functional, making it easy to unwind after a long day. Three modern bathrooms add to the convenience of this home, providing plenty of facilities for family and guests alike.

Set in a peaceful location the property benefits from a lovely garden, perfect for outdoor activities or simply enjoying the fresh air. The surrounding area offers a sense of community while still being within easy reach of local amenities, schools, and transport links. With its spacious interiors & thoughtful design, it presents a wonderful opportunity for comfortable family living. Must be viewed to appreciate the accommodation on offer!

Council Tax Band - F
Tenure - Freehold
EPC - C

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Tenure: Freehold
East Riding of Yorkshire
BAND: F

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leading into the hallway with stairs off to the first floor with glass balustrade.

CLOAKROOM

Modern suite comprising of low level wc and corner hand basin. Laminate flooring. Extractor fan.

LIVING ROOM

7.38m x 3.44m (24'2" x 11'3")

Lovely sized room to the front elevation with feature fireplace housing electric fire. Television and telephone points. Door through to:

DINER (OPEN PLAN)

3.56m x 2.91m (11'8" x 9'6")

Good sized room, feature log burner with hearth and recessed spotlights to the ceiling.

DAY ROOM (OPEN PLAN TO THE DINING AREA)

3.54m x 2.83m (11'7" x 9'3")

A bright room with bay window, that flows beautifully through to create an open plan living/dining environment.

DINING KITCHEN

5.83m x 3.47m (19'1" x 11'4")

A very spacious room with a range of wall and floor units with complementary worksurfaces, breakfast island incorporating twin electric ovens and five ring gas hob with canopy extractor above. There is a one and a half bowl sink unit, integrated dishwasher and space for fridge freezer. Kardean flooring and recessed spotlights to the ceiling. Door off into garden.

STORAGE ROOM

A heated finished room to the rear of the garage with an array of wall and base units for storage.

UTILITY ROOM

Wall and floor units with worksurface with tiled splashback and plumbing for washing machine with space for a tumble dryer. Wall mounted central heating boiler. Vinyl flooring. Back door off.

LANDING

MASTER BEDROOM

4.70m x 4.60m (15'5" x 15'1")

A generous sized room with dual aspect windows to the front and rear. Hatch to the loft.

EN SUITE

2.70m x 2.55m (8'10" x 8'4")

White suite comprising low level wc, pedestal hand basin, panelled bath and corner shower cabinet with plumbed shower having a rainfall showerhead and spotlight above. Chrome ladder radiator. Partly tiled walls. Vinyl flooring.

BEDROOM TWO

3.52m x 2.47m (11'6" x 8'1")

Double bedroom to the rear elevation. Ceiling coving.

EN SUITE

2.49m x 0.92m (8'2" x 3'0")

White suite comprising low level wc, hand basin and shower cubicle with plumbed shower. Wet walling, extractor fan and radiator.

BEDROOM THREE

4.52m x 2.39m (14'9" x 7'10")

Bay window to the front elevation. Hatch to the loft.

BEDROOM FOUR

3.51m x 2.39m (11'6" x 7'10")

To the front elevation.

BEDROOM FIVE

3.45m x 2.36m (11'3" x 7'8")

To the rear elevation.

FAMILY BATHROOM

2.48m x 2.01m (8'1" x 6'7")

Modern suite comprising of low level Wc, vanity sink unit with oak unit housing and shower cubicle with glass screen and waterfall shower. Tiling to the walls and floor. White ladder radiator.

OUTSIDE

The front of the property has been gravelled to provide off street parking. The generous rear garden is laid to lawn, there is a large seating area ideal for outside entertaining garden shed and brick outhouse. A paved pathway at the side leads to the front of the property. Electric car charging power available(fitting of own unit needed).

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

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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	74	80
(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.