



2, Birch Close,
Gilberdyke, HU15 2YF
£275,000

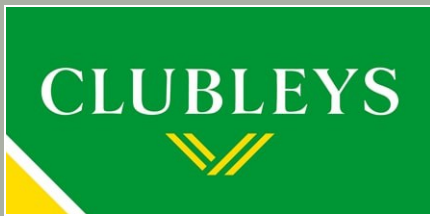


Early viewing on this property is highly recommended. Located in a popular position within the village this 'true' three bedroomed detached bungalow will not disappoint.

Being superbly presented the bungalow briefly comprises of entrance hallway, lounge, breakfast kitchen, conservatory, three bedrooms and shower room.

Outside there are decorative graveled gardens to the front with wrought iron fencing to the boundary a side driveway leads to the garage and the private sizeable rear garden is laid to artificial lawn with lovely graveled borders and planting.

Tenure - Freehold
East Riding of Yorkshire Council tax band - C
Epc - TBC



Tenure: Freehold
East Riding of yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc door gives access to the entrance hall with recessed cupboard housing a water softener, radiator and hatch to the loft space which is partially boarded with light and ladder.

LOUNGE

4.22m max x 5.55m (13'10" max x 18'2")

A lovely space with feature fireplace having a composite fire surround and hearth housing a gas coal effect fire. Tv and telephone points. Double doors give access to the conservatory.

CONSERVATORY

4.00m x 2.69m (13'1" x 8'9")

With Upvc windows and pitched roof. Wall mounted gas fire and side door gives access to the garden.

BREAKFAST KITCHEN

4.19m x 3.85m max (13'8" x 12'7" max)

Having a good range of wall and floor units with complimentary work surfaces incorporating one and a half bowl sink unit, integrated double oven, four ring gas hob with extractor hood over, fridge and freezer. Tiled flooring, part tiling to the walls and recessed spotlights to the ceiling.

MASTER BEDROOM

3.63m x 2.63m (11'10" x 8'7")

Having a range of fitted wardrobes with sliding doors. Coving to the ceiling.

BEDROOM TWO

3.19m x 2.59m (10'5" x 8'5")

Having a range of fitted wardrobes with sliding mirrored doors. Coving to the ceiling.

BEDROOM THREE

3.18m max x 2.37m (10'5" max x 7'9")

Coving to the ceiling.

SHOWER ROOM

2.08m x 2.01m (6'9" x 6'7")

Suite comprising of low level Wc, vanity hand basin with storage under and walk in shower with thermostatic shower. Recessed spotlights to the ceiling and tiling to the walls.

OUTSIDE

The front of the property has wrought iron fencing to the boundary line and is gravelled for ease of maintenance. Leading to the double garage with electric door and personnel door. The rear garden has been landscaped for ease of maintenance being laid to artificial lawn with decorative gravel borders and complimentary planting. To the side is a further low maintenance area,

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 gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.

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Ground 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

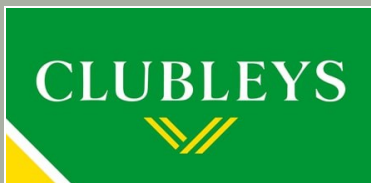
FREE VALUATIONS FOR SALE

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		94	97
(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.