

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 hedrooms 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

East Riding of Yorkshire Council tax band - (Epc - TBC









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/broadbandcoverage

*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



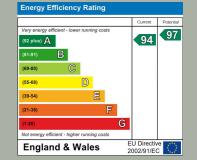
For broadband coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospectiv occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

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 Financia Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mai 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 repayment on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.



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