



Positioned in a great spot on Bellasize Park, Gilberdyke, a spacious detached house presents an ideal opportunity for families seeking a comfortable and inviting home. The property boasts two well-proportioned reception rooms. The lounge offers a warm and welcoming atmosphere, while the dining room is a perfect space.

The well equipped fitted kitchen is both functional and spacious, leading seamlessly into a delightful conservatory that invites natural light and offers a lovely view of the beautiful mature rear garden. The first floor features three generously sized bedrooms, ensuring that everyone has their own personal space. A large family bathroom is equipped with a separate shower, catering to the needs of a busy household.

Outside, the property is complemented by a beautifully maintained mature rear garden, complete with a manicured lawn and a charming outdoor summerhouse, ideal for enjoying the warmer months. The private driveway and single garage provide convenient parking options, with additional space available at the front of the house.

Conveniently located for local amenities. Viewing is highly recommended to fully appreciate the generous accommodation and the delightful surroundings this family home has to offer.

EPC: D
Council Tax Band: C



Tenure: Freehold
East Riding of Yorkshire
BAND: C

ACCOMMODATION COMPRISES

GROUND FLOOR

COVERED ENTRANCE PORCH

With Upvc door with glazed side panels leading into...

ENTRANCE HALLWAY

With understairs storage cupboard, laminate flooring, dado rail, coving to ceiling - staircase off to First floor...

LOUNGE

4.85 x 4.54 (15'10" x 14'10")

With feature square bay window to front aspect, fireplace with timber surround and marble effect inset and hearth housing coal effect gas fire. Double doors leading into...

DINING ROOM

3.20 x 2.99 (10'5" x 9'9")

A spacious room with space for a dining table and chairs. Wood effect flooring, dado rail, coving to ceiling. Sliding patio doors leading into...

CONSERVATORY

3.47 x 3.18 (11'4" x 10'5")

Half brick construction with Upvc glazed remaining half - vinyl flooring, power points, ceiling fan and french doors leading out to the rear garden.

FITTED KITCHEN

3.48 x 3.01 (11'5" x 9'10")

A spacious room with a vast range of wood effect base, wall and floor units with complimentary work surfaces, incorporating stainless one and half bowl single drainer sink unit with mixer tap. Space for fridge freezer, washing machine, dishwasher and free standing oven space with concealed extractor over. Tiling to surrounds and floor. Recessed ceiling spotlights, rear door off...

FIRST FLOOR

LANDING

With loft hatch.

MASTER BEDROOM

3.62 x 3.61 (11'10" x 11'10")

Window to front elevation - A good size double room, coving to ceiling, with recessed wardrobe for storage.

BEDROOM TWO

3.04 x 2.60 to wardrobe (9'11" x 8'6" to wardrobe)

With window to the rear elevation, a good size double room, recessed wardrobe for storage and coving to ceiling.

BEDROOM THREE

3.62 x 1.99 (11'10" x 6'6")

With window to the front elevation and recessed storage cupboard.

FAMILY BATHROOM

3.44 x 2.02 (11'3" x 6'7")

A modern four piece white suite with separate corner shower cubicle and mains fed shower. Comprising: low flush w/c, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment. Tiling to surrounds, recessed spot lights, dual aspect windows.

EXTERNAL

FRONT & REAR

To the front of the property is a lawned area with mature boundary hedging, decorative planters to borders. A long block paved driveway provides ample off street parking and leads to a single garage with up and over door, power and light. Attached gate to the garage provides access to a separate bin store.

A beautifully maintained garden lies to the rear of the property with a manicured lawn, feature gravel and paved pathway, gravelled patio areas - this mature rear garden has an array of trees, plants, shrubbery and summerhouse.

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, water and electricity are connected to the property.

APPLIANCES

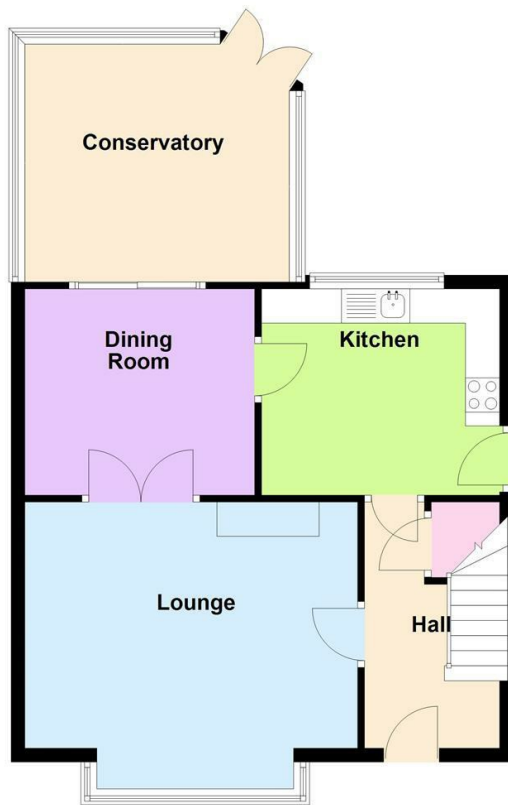
None of the appliances have been tested by the selling agent.

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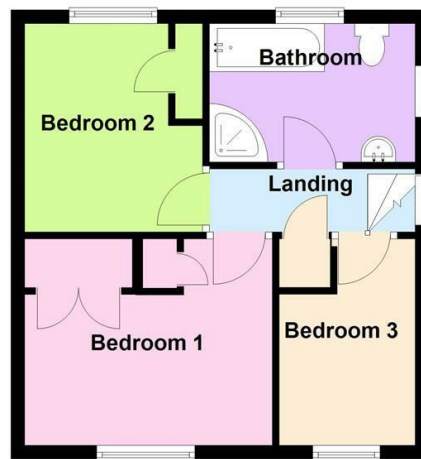


Estate Agents | Lettings Agents | Chartered Surveyors

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

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

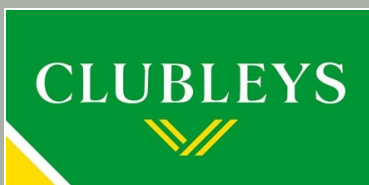
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.