



60, Greenacre Park,
Gilberdyke, HU15 2TY
£249,000



ABOUT THE PROPERTY

Newly upgraded to incorporate a large stylish kitchen/diner this three-bedroom detached house offers an ideal family home with a perfect blend of space and versatility. The property is designed to cater to the needs of a growing family, providing good light and thoughtful layout.

Upon entering, you will find a cloakroom/wc, generous sized living room, large dining kitchen which is a particular feature, it flows seamlessly into a bright conservatory room. Additional benefits include the separate utility room which serves to enhance the practicality of the ground floor.

The first floor boasts three well-proportioned bedrooms (master en-suite), a newly upgraded modern family bathroom. Access via a drop down ladder to a large loft space with light and power which provides extra space for storage etc.

Externally, the property to the front is a block-paved requiring minimal upkeep and provides ample off-street parking. An integral garage to the side adds further convenience and storage. The rear garden is primarily laid to lawn with a charming timber decked area, perfect for outdoor entertaining or simply enjoying the fresh air.

Not to be missed, and viewing is strongly recommended to fully appreciate the space and potential it offers.







Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door leads into the entrance hall with stairs off to the first floor.

CLOAKROOM

Suite comprising of low level wc and pedestal hand basin. Coving to the ceiling and tiling to the walls and floor.

LIVING ROOM

4.52m x 4.24m (14'9" x 13'10")

Spacious living area with bay window. Feature fireplace with dark wood surround, marble effect inset and hearth housing gas fire. Coving to the ceiling and dado rail. Tv and Telephone point. Double doors into..

DINING KITCHEN

5.91m max x 5.12m max (19'4" max x 16'9" max)

Modern spacious room with an array of grey wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, two integrated electric ovens and four ring electric hob with extractor over. Space for American fridge freezer and wine cooler, part tiling to the walls and laminate flooring.

CONSERVATORY

3.59m x 2.99m (11'9" x 9'9")

Having laminate flooring and double doors off into the rear garden.

UTILITY ROOM

A good practical space accessed from the kitchen with a range of wall and floor units incorporating stainless steel sink unit, plumbing for washing machine and space for tumble dryer. Wall mounted gas boiler. Back door off and personnel door into the garage.

FIRST FLOOR

LANDING

With recessed cupboard and hatch to loft room via fixed drop down ladder.

MASTER BEDROOM

5.25m x 4.29m (17'2" x 14'0")

To the front of the property with a range of fitted wardrobes.

EN SUITE

1.97m x 1.96m (6'5" x 6'5")

Modern suite comprising of concealed Wc, vanity sink unit with storage under and vanity mirror above with

power and light, shaver socket and de-mister. Large shower cubicle with waterfall shower and hand held attachment. Full tiling to the walls and floor with under floor heating. Recessed spotlights to the ceiling. heated towel rail and extractor fan.

BEDROOM TWO

3.02m x 2.58m (9'10" x 8'5")

Double room to the rear of the property.

BEDROOM THREE

2.57m x 2.50m (8'5" x 8'2")

To the rear of the property.

FAMILY BATHROOM

1.93m x 1.76m (6'3" x 5'9")

Newly fitted suite comprising of low level Wc, vanity sink unit with storage under and panelled bath with waterfall shower over and hand held attachment., heated towel rail. Full tiling to the walls and floor.

LOFT SPACE

A spacious additional feature via a fixed drop down ladder, with velux windows to the ceiling, recessed spot lights, radiator and power - great for storage.

OUTSIDE

A large block paved frontage provides ample off street parking with EV charging facility, leading to an integral garage with up and over door, power and light. The rear garden is laid mainly to lawn with a timber decked area and predominantly fencing to the boundary line.

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.

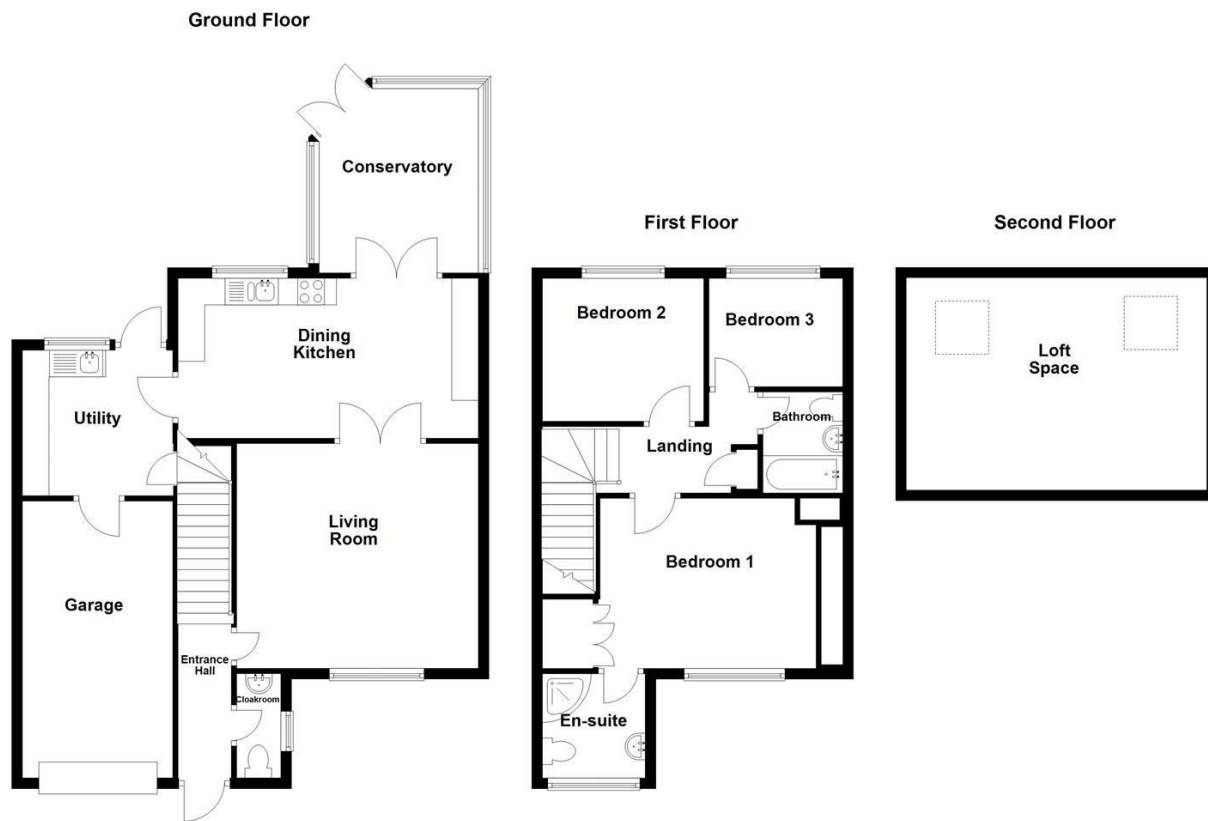
SERVICES

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

APPLIANCES

No appliances have been tested by the agent.





Total area: approx. 158.7 sq. metres (1708.1 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>

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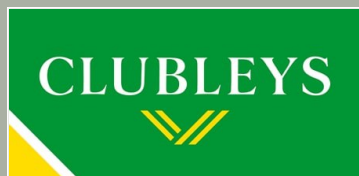
MORTGAGES

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.

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.



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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (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.