

5, Cherry Court,  
Gilberdyke, HU15 2SZ  
£200,000



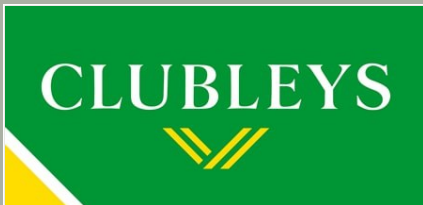
## ABOUT THE PROPERTY

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A great opportunity to snap up this 3 bed semi detached dormer bungalow on a substantial corner plot, with ground floor bathroom, open plan lounge, 2nd reception room and dining room. Driveway to accommodate numerous vehicles plus addition off street parking and a garage. Private rear garden. Modern and contemporary, this property feels like home as soon as you enter. With tonnes of storage its ideal for a growing family. A short walk from local school, shops and train station, Gilberdyke offers a village lifestyle and a friendly community. Easy access to both A63 and M62 for those looking for a smooth commute. Our photos do not do it justice, book a viewing without delay.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Side entrance door, "L" shaped Hallway, laminate wood flooring, recessed ceiling spot lights.

### KITCHEN

3.66 x 2.78 (12'0" x 9'1")

Fitted with a range of wall and base units, work surfaces, stainless steel sink unit, integrated electric oven, four ring hob, extractor hood, Space for washing machine, dishwasher, space for fridge/freezer, laminate wood flooring, ceiling coving, downlights.

### SITTING ROOM

6.15 x 3.20 (20'2" x 10'5")

T.V. aerial point, stairs to first floor, cupboard under. Window to front aspect.

### DINING ROOM

3.64 x 3.19 (11'11" x 10'5")

Window to rear aspect. Ceiling coving, opening onto

### SUN ROOM

2.78 x 2.28 (9'1" x 7'5")

Ceiling coving, recessed ceiling lights, patio doors to garden area.

### BATHROOM

White suite comprising low level W.C., pedestal wash hand basin, "P" shaped bath, shower over, shower screen.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

4.10 x 2.55 (13'5" x 8'4")

Fitted wardrobes. cupboard housing wall mounted gas fired central heating boiler.

### BEDROOM TWO

3.41 x 2.80 (11'2" x 9'2")

### BEDROOM THREE

3.87 x 2.93 (12'8" x 9'7")

## OUTSIDE

### GARAGE

Detached garage.

## GARDENS

The property has the benefit of front and rear gardens.

## ADDITIONAL INFORMATION

EPC RATING C

COUNCIL TAX - Band C

\*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>

## APPLIANCES

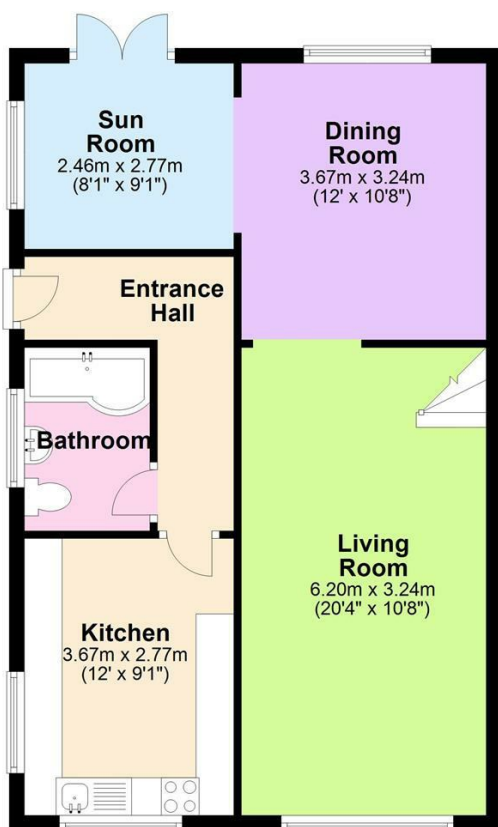
No Appliances have been tested by the Agent.

## SERVICES

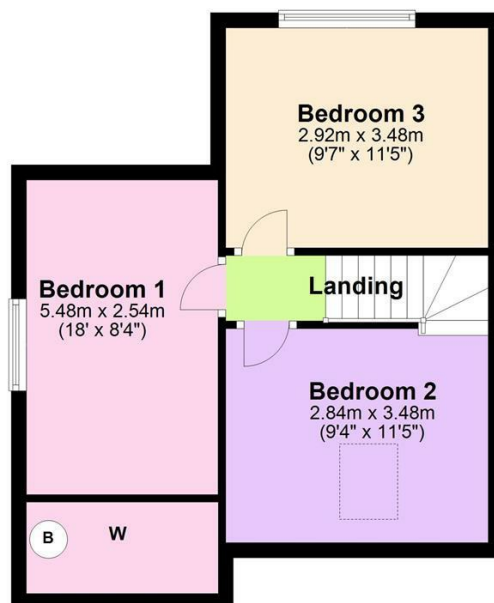
Mains water, drainage, electricity and gas are connected to the property.



## Ground Floor



## First Floor



### 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>

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.

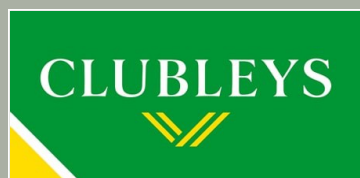
### MORTGAGES

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](mailto: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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	77
EU Directive 2002/91/EC		