



7, Laburnum Walk,
Gilberdyke, HU15 2TU
£230,000



This lovely detached bungalow situated on Laburnum Walk, Gilberdyke, a quiet, desirable village location boasts three well-proportioned bedrooms, providing a comfortable living space for individuals or small families, modern bathroom suite, spacious living accommodation - with vacant possession.

Step outside to discover a lovely lawned rear garden, complemented by gravelled surrounds, creating an ideal space. The attached garage offers additional storage and versatility, catering to your needs whether it be for gardening tools or other belongings.

This property combines the tranquillity of village life with modern amenities, making it a perfect choice for those looking to settle in a welcoming community. With its appealing features and practical layout, this bungalow is not to be missed.

EPC: C



Tenure: Freehold
BAND:

THE ACCOMODATION COMPRISES

ENTRANCE HALL

Covered porch leading to UPVC half glazed entrance door with side screen. radiator, ceiling light and storage cupboard.

LOUNGE

5.18m x 3.58m (max) (16'11" x 11'8" (max))
Window to front and side aspect, two radiators, ceiling light and a feature fire surround with electric fire mounted on a tiled hearth.

DINER (BEDROOM THREE)

3.63m x 2.6mm (max) (11'10" x 8'6"m (max))
Good size room with space for dining table, versatile in terms of use.

KITCHEN

3.03m x 3.55m (9'11" x 11'7")
Fitted with a range of base, wall and floor units with complementary work surfaces & breakfast bar, single drainer stainless steel sink unit with mixer tap, space for washing machine and oven, window and door to side elevation. Ceiling light.

BATHROOM

2.67m x 1.59m (8'9" x 5'2")
Modern three quarter tiled three piece suite comprising: pedestal wash hand basin, low flush WC, panelled bath with mains fed shower over. Laminate floor, radiator. Two windows to side elevation.

MASTER BEDROOM

3.63m (max) x 3.58m (to wardrobes) (11'10" (max) x 11'8" (to wardrobes))
Built in wardrobes with additional overhead storage, corner dressing unit with storage and drawers. Window to rear elevation, radiator, ceiling light.

BEDROOM TWO

3.20m x 2.59m (10'5" x 8'5")
Window to rear elevation, radiator, ceiling light.

OUTSIDE (rear)

Lawned garden with gravelled surrounds for ease. Timber boundary fencing, brick storage, with side access gate.

OUTSIDE (front)

Private drive to attached garage, gravelled area for ease of maintenance, multiple parking spaces to accommodate up to three vehicles.

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, drains, gas, water and electricity are connected to the property.

APPLIANCES

None of the appliances have been checked by the agent.



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

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

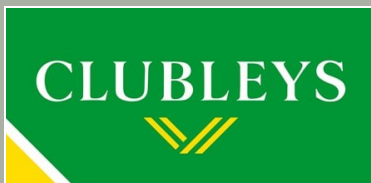
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(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	69	84
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.