



22, Hazel Crescent,
Gilberdyke, HU15 2FF
£270,000

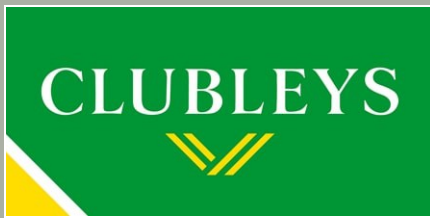


This spacious four-bedroom detached home with double garage, generous driveway parking and a large, established rear garden enjoys a sought-after cul-de-sac position in Gilberdyke. Offering versatile living space, the property features an entrance hall, cloakroom, lounge, dining room, conservatory, dining kitchen and utility room with direct access to the garage.

Upstairs, there are four well proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom. Well priced to generate early interest, this property represents an excellent opportunity for buyers looking to create their ideal family home - early viewing is highly recommended.

Gilberdyke is a well-served village with amenities including shops, a primary school, a medical centre, and a village hall. It enjoys excellent transport links, with easy access to the M62 and A63. The village also has its own railway station, offering regular services to Hull, Leeds, and Doncaster.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D. EPC - D



Tenure: Freehold
East Riding of Yorkshire
BAND: D

ENTRANCE HALL

Entered via front entrance door, radiator, laminate flooring and stairs to first floor accommodation with under stairs cupboard.

CLOAKROOM/WC

White suite comprising low flush WC and wash hand basin with tiled splash back.

LOUNGE

5.6m x 3.4m (18'4" x 11'1")

Wood burning stove set in on marble hearth with wooden mantle, bay window to the front elevation, two radiators and double doors leading to the dining room.

DINING ROOM

3.0m x 2.7m (9'10" x 8'10")

Radiator and patio doors leading to conservatory.

CONSERVATORY

PVC windows, polycarbonate roof, laminate flooring and French doors to the rear garden. Air conditioning unit.

DINING KITCHEN

3.6m x 3.0m (11'9" x 9'10")

Range of wall and floor units, working surfaces incorporating one and a half bowl stainless steel sink unit, electric double oven, gas hob, plumbing for dishwasher, space for fridge/freezer, laminate flooring and radiator.

UTILITY ROOM

2.4m x 1.7m (7'10" x 5'6")

Matching arrangement of fitted units, working surfaces incorporating stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, gas fired central heating boiler, laminate flooring, rear entrance door and door to the garage.

FIRST FLOOR ACCOMMODATION

BATHROOM

2.2m x 1.8m (7'2" x 5'10")

Fitted white suite comprising low flush WC, pedestal hand basin, part tiled walls and opaque double glazed window to the rear elevation.

LANDING

Radiator and airing cupboard housing hot water cylinder. Hatch providing access to partially boarded loft space which has power, light and roof windows.

BEDROOM ONE

3.4m x 3.1m (11'1" x 10'2")

Two double glazed windows to the front elevation and radiator.

EN-SUITE SHOWER ROOM

2.6m x 1.3m (8'6" x 4'3")

Fitted white suite comprising shower cubicle, low flush WC, pedestal hand basin, shaver socket, extractor fan, laminate flooring, part tiled walls and radiator.

BEDROOM TWO

3.8m x 2.7m (12'5" x 8'10")

Radiator and double glazed window to the rear elevation.

BEDROOM THREE

2.6m x 3.6m (8'6" x 11'9")

Radiator and double glazed window to the front elevation.

BEDROOM FOUR

2.6m x 3.7m (8'6" x 12'1")

Radiator and double glazed window to the rear elevation.

OUTSIDE

Established rear garden with patio area, green house, outside tap, fully enclosed with timber fence. To the front of the property is gravelled providing ample off street parking. The garden provides considerable privacy as backs onto railway land.

DOUBLE GARAGE

5.63m x 4.48m (18'5" x 14'8")

Twin roller shutter doors, with power and light, personnel door.

ADDITIONAL INFORMATION

*Broadband

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

The current owner advises us that there is BT/EE Fibre to the property.

*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.

APPLIANCES

None of the appliances have been tested by the Agent.

SERVICES

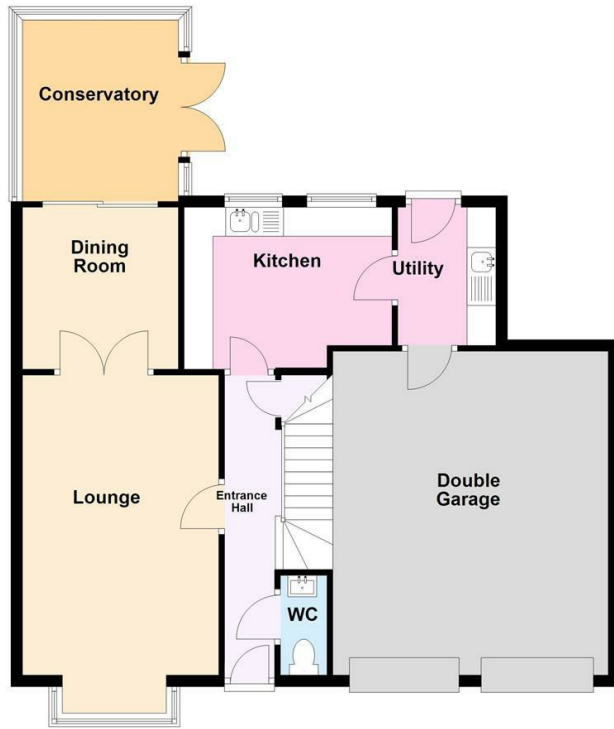
Mains water, electricity, gas and drainage.

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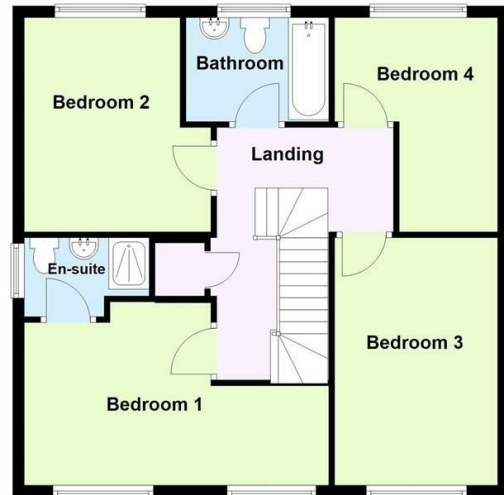


Estate Agents | Lettings Agents | Chartered Surveyors

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

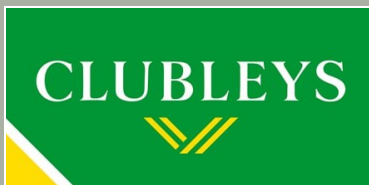
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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.