



Sandholme Park, Gilberdyke, HU15 2GD

£320,000



Platinum Collection



Platinum Collection

Sandholme Park, Gilberdyke, HU15 2GD

This impressive four bed detached property has been altered and enhanced by the current owners and must be viewed early to avoid any disappointment. The property is conveniently located in the popular village of Gilberdyke, which has good local schools, transport links and amenities.

The property has the benefit of gas central heating, double glazing and the garage has been converted into a separate sitting/play room. The property briefly comprises entrance hall, three reception rooms, conservatory, utility room, cloakroom/w.c. landing, four good sized bedrooms master with en-suite and a separate family shower room. Externally the property occupies a generous plot with gardens to both the front and rear with an attractive resin drive to accommodate multiple cars. Call today to book your viewing



Sandholme Park, Gilberdyke, HU15 2GD

Key Features

- Well Presented Family Home
- Popular Village Location
- Three Reception Rooms, Conservatory
- Kitchen, Utility Room, Cloakroom/w.c.
- Four Bedrooms,, Ensuite And Family Shower Room
- Resin Driveway, Rear South Facing Garden
- Early Viewing Is A Must
- EPC= C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	72	83
(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	

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, vinyl floor covering, understairs cupboard and stairs to first floor.

CLOAKROOM/W.C.

with two piece white suite, comprising wash hand basin, w.c., and double glazed window to the side elevation.

LOUNGE

15'9 into bay x 10'4 (4.80m into bay x 3.15m) with double glazed angle bay window to the front elevation, feature fireplace, radiator, vinyl floor covering.

SEPARATE SITTING/PLAY ROOM

16' x 10' (4.88m x 3.05m) with double glazed window to the front elevation, radiator, inset lights and vinyl floor covering.

DINING ROOM

9'1 x 9'11 (2.77m x 3.02m) with double glazed patio doors to the conservatory, vinyl floor covering and radiator

KITCHEN

9'1 x 11'10 (2.77m x 3.61m) with a range of base and wall unit, laminate work surfaces, sink unit, drawers, electric oven and hob, extractor hood, built in microwave, splash backs, inset lights, kick plinth lights, further concealed lighting, vinyl floor covering, and double glazed window to the rear elevation.

UTILITY ROOM

8'10" x 5'4" (2.7m x 1.65m) with a range of base and wall units, laminate work surfaces, stainless steel sink unit, plumbing for automatic washing machine, boiler, with double glazed door

CONSERVATORY

12'3 max measurements x 8'9 (3.73m max measurements x 2.67m) with double glazed windows and double glazed door to the rear garden

FIRST FLOOR

LANDING

with airing cupboard and access to roof void.

BEDROOM 1

16'8 x 10 (5.08m x 3.05m) with double glazed window to the front elevation, radiator and built in wardrobes.

ENSUITE SHOWER ROOM

7'7" x 3'3" (2.32 x 1) with three piece white suite, comprising shower cubicle, wash hand basin, w.c., splash back tiling, radiator and double glazed window to the front elevation.

BEDROOM 2

13'11 x 10'6 (4.24m x 3.20m) with double glazed window to the front elevation, built in wardrobe and radiator.

BEDROOM 3

12'4 x 10'3 (3.76m x 3.12m) with double glazed window to the rear elevation and radiator.

BEDROOM 4

8'2 x 10'5 (2.49m x 3.18m) with double glazed window to the rear elevation and radiator.

FAMILY SHOWER ROOM

8'1" x 6'7" (2.48m x 2.01m) with three piece white suite, comprising shower cubicle, wash hand basin, w.c., splash back tiling, radiator and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is an open plan lawn garden area with resin driveway affording multiple parking facilities and to the rear is a pebbled and paved south facing garden with raised flower beds, two sheds and fencing forming boundary with gate.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer in-house professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make

or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

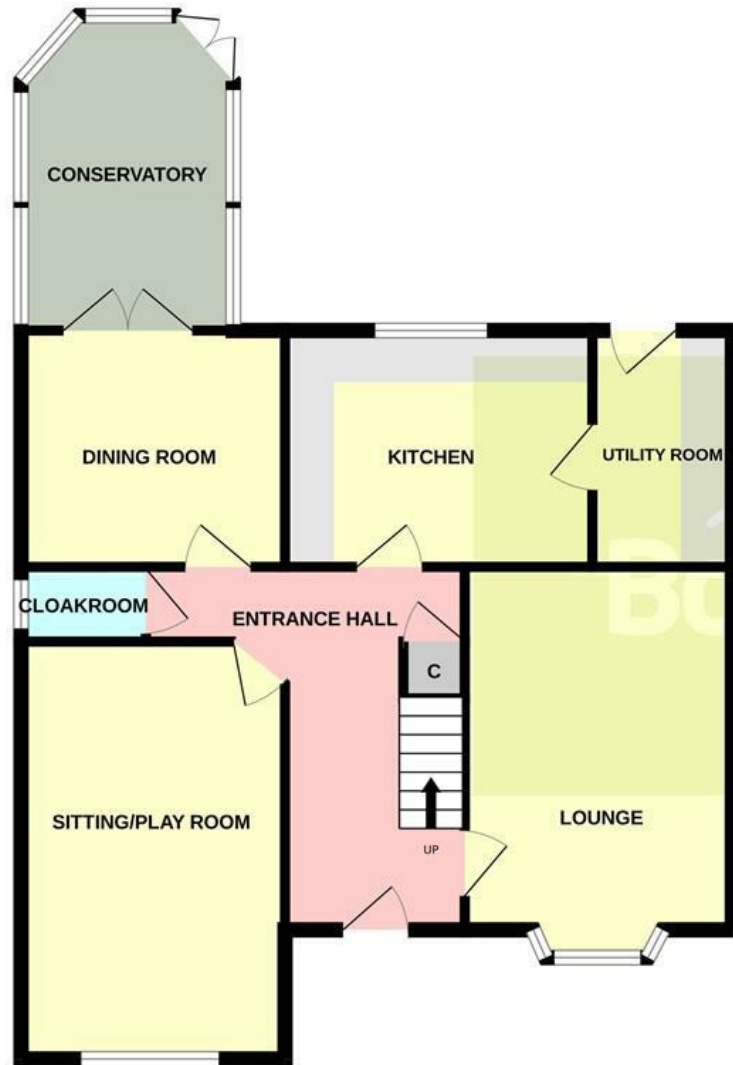
TENURE

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

