



Laburnum Walk, Gilberdyke, HU15 2TU  
£210,000

Philip  
**Bannister**  
Estate & Letting Agents

# Laburnum Walk, Gilberdyke, HU15 2TU

This link-detached bungalow, positioned on a desirable corner plot, features gardens on three sides. The spacious accommodation includes three generously sized bedrooms, a large lounge which opens to a garden room to the rear of the property, a functional kitchen, and a bathroom. Outside, the property boasts excellent driveway parking leading to an attached garage, with the gardens thoughtfully designed for low maintenance. Situated in a highly sought-after area of the village, this bungalow offers both comfort and convenience.

## Key Features

- Link-Detached Bungalow
- 3 Good Sized Bedrooms
- Spacious Lounge Opening To A Garden Room
- Gardens To Three Sides
- Large Driveway & Garage
- Corner Plot
- EPC = D
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door. An internal door leads to:

#### ENTRANCE HALL

With access to the internal accommodation. There is a built-in airing cupboard.

#### LOUNGE

17'1" x 11'10" (5.23m x 3.63m)

A good sized reception room with a large picture window. There is a central chimney breast and laminate wood flooring.

#### GARDEN ROOM

9'2" x 8'11" (2.8m x 2.72m)

With double doors opening from the lounge. Constructed of uPVC above a brick base and having a tile effect roof. There are double doors opening to the garden.

#### KITCHEN

11'9 x 9'9 (3.58m x 2.97m)

The kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces. There is a stainless steel range cooker, space for undercounter appliances, a tiled floor and double doors to the rear garden.

#### BEDROOM 1

12' x 11'11 (3.66m x 3.63m)

A double bedroom with partial wall panelling, laminate flooring and a window to the rear.

#### BEDROOM 2

11'11 x 8'10 (3.63m x 2.69m)

A double bedroom with laminate wood floor and a window to the side.

#### BEDROOM 3

8'11 x 8'7 (2.72m x 2.62m)

A good sized third bedroom with a window to the front elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, wash basin and a "p" shaped bath with matching screen and a thermostatic shower over. There are partially tiled walls and a window to the front elevation.

## OUTSIDE

There are gardens to three sides of the property with the front and side mainly laid to slate chippings with wooden sleepers. The rear has been recently landscaped to feature a large gravelled area, a paved patio and a planting bed.

### DRIVEWAY & GARAGE

A large driveway provides off street parking for a number of vehicles and leads to an attached garage. The garage has light and power, an up and over door and a personnel door to the rear.

### 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 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 C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

### TENURE

We understand that the property is Freehold.

### VIEWINGS

Strictly by appointment with the sole agents.

### 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 professional in-house 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.

### 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.

### AGENT 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.

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In compliance with NTSTEAT 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; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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