



Pine Walk, Gilberdyke, HU15 2XB
Offers Over £190,000

Philip
Bannister
Estate & Letting Agents

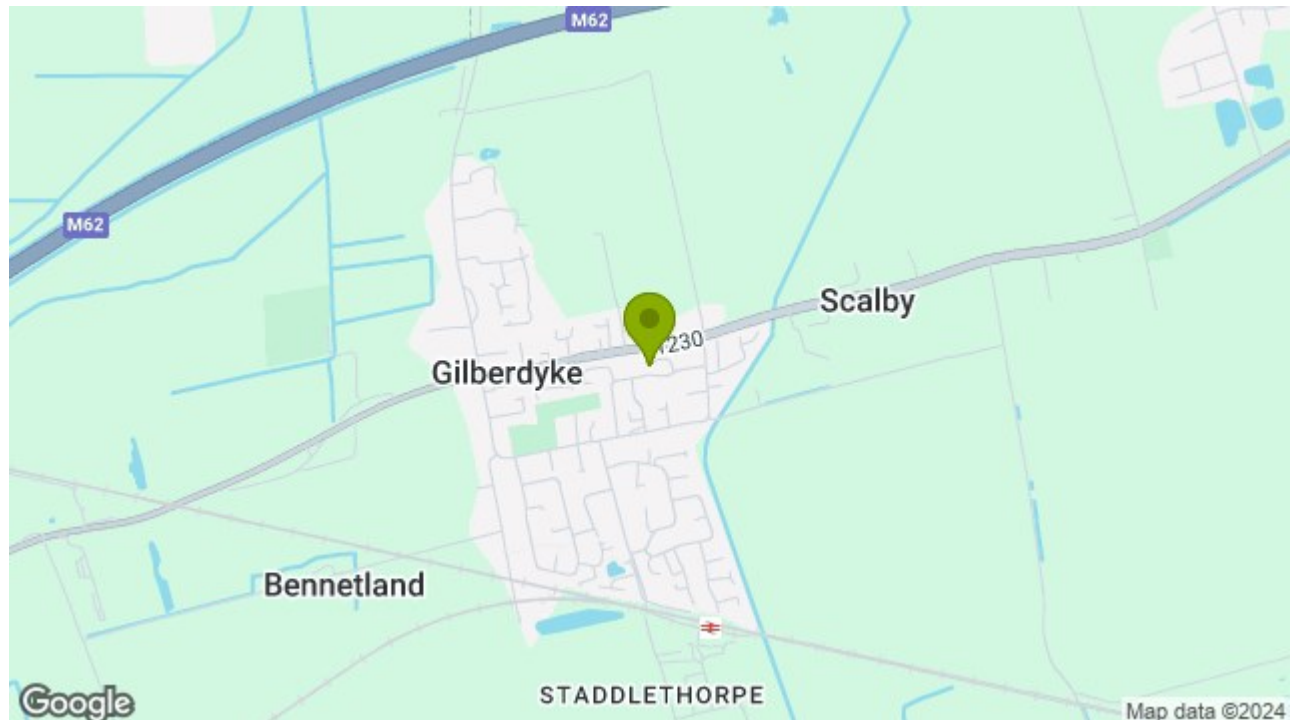
Pine Walk, Gilberdyke, HU15 2XB

Positioned at the end of a small cul-de-sac, this well-presented bungalow offers a versatile range of accommodation amidst attractive gardens. The property includes a side entrance lobby, a reception hall that was formerly a second bedroom, a spacious front-facing lounge, a well-appointed kitchen, a modern shower room, a fitted bedroom, and a conservatory. Upstairs, a fixed staircase leads to two loft rooms, providing additional space. The exterior features a block-paved driveway offering off-street parking, complemented by an adjacent garage.

Key Features

- Bungalow With First Floor Loft Space
- End Of Cul-De-Sac Location
- Well Appointed Kitchen
- Modern Shower Room
- Spacious Front Facing Lounge
- Conservatory To The Rear
- Attractive Gardens
- Driveway & Garage
- EPC = D
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

Allowing access to the side of the property through a residential entrance door.

RECEPTION HALL

A spacious reception hall which was formally the second bedroom of the property, provides access to the internal accommodation. A staircase leads to the first floor.

LOUNGE

17'2 x 10'7 (5.23m x 3.23m)

A spacious front facing reception room with a large picture window and a feature fireplace. There is a useful nook under the staircase.

KITCHEN

12'2 x 9' (3.71m x 2.74m)

A well appointed fitted kitchen with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the side elevation and a further window to the front. A range of integral appliances include an oven, hob beneath an extractor hood, fridge freezer and a washing machine.

BEDROOM 1

11'10 x 10'6 (3.61m x 3.20m)

A spacious double bedroom with fitted wardrobes and a window to the rear elevation.

SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising shower cubicle, WC and vanity basin within a fixed unit. There is tiling to the walls and floor and a window to the side elevation.

CONSERVATORY

9'1 x 16'7 (2.77m x 5.05m)

Of brick and uPVC construction, with views of the rear garden. There are French doors opening out.

FIRST FLOOR

N.B. The first floor was installed prior to the owners purchasing the property in 2002 but is understood not to hold building regulation approval.

LANDING

With access to the first floor.

LOFT ROOM 1

10'6 x 13'3 (3.20m x 4.04m)

A generous space that the current owners utilise as a bedroom. With a window to the side elevation and access to eaves storage.

LOFT ROOM 2

9' x 8'1 (2.74m x 2.46m)

With a "Velux" skylight.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden and fencing to two boundaries. There is a block paved driveway which provides off street parking for a number of vehicles and continues to a footpath at the side of the property.

REAR

The rear garden offers excellent privacy and is

mainly laid to lawn and to one corner there is a raised seating area. An area of gravel adjoins the property, there are raised planting beds and a patio area.

GARAGE

There is a garage in block adjacent to the property. The garage is on a separate Title but is included in the sale.

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 B. (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. 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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024



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

