



Hansard Drive, Gilberdyke, HU15 2TT  
£175,000

  
**Philip  
Bannister**  
Estate & Letting Agents

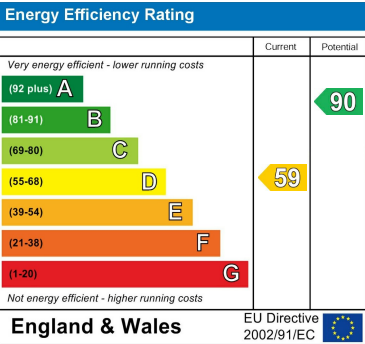


# Hansard Drive, Gilberdyke, HU15 2TT

This semi-detached 2-bedroom bungalow is ideally situated in a convenient location close to local amenities. The property boasts a welcoming entrance hall, a fitted kitchen, and a spacious lounge diner perfect for relaxing or entertaining. Both bedrooms are generously sized, with one featuring fitted wardrobes and the other offering versatility with French doors that open onto the rear garden. The modern shower room adds practicality, while the outside space includes front and rear gardens. A side driveway provides off-street parking, complemented by the additional benefit of a garage.

## Key Features

- Semi-Detached Bungalow
- 2 Good Sized Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Shower Room
- Driveway & Garage
- Front & Rear Gardens
- Close To Amenities
- EPC = D
- Council Tax = A









## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Accessing the property to the side, through a residential entrance door. There is a built-in storage cupboard.

#### LOUNGE DINER

17'3 x 11'11 (5.26m x 3.33m)

With space for both living and dining suites. A large picture window to the front and a contemporary electric fire.

#### KITCHEN

9'10 x 7'2 (3.00m x 2.18m)

Fitted with a shaker style kitchen comprising wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, electric oven, electric hob and an extractor hood.

#### BEDROOM 1

12'5 x 9'8 (3.78m x 2.95m)

A double bedroom with fitted wardrobes.

#### BEDROOM 2

8'8 x 8'8 (2.64m x 2.64m)

A versatile second bedroom/day room, with French doors opening to the rear of the property.

#### SHOWER ROOM

Fitted with a three piece suite comprising WC, vanity wash basin and a shower cubicle. There is tiling to the walls.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled garden, planting beds and a wall to the front boundary.

#### REAR

The rear garden is mainly paved with planting beds and timber fencing.

#### DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a garage.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a economy 7 storage heaters.

DOUBLE GLAZING - The property has the benefit of uPVC 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 A. (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.

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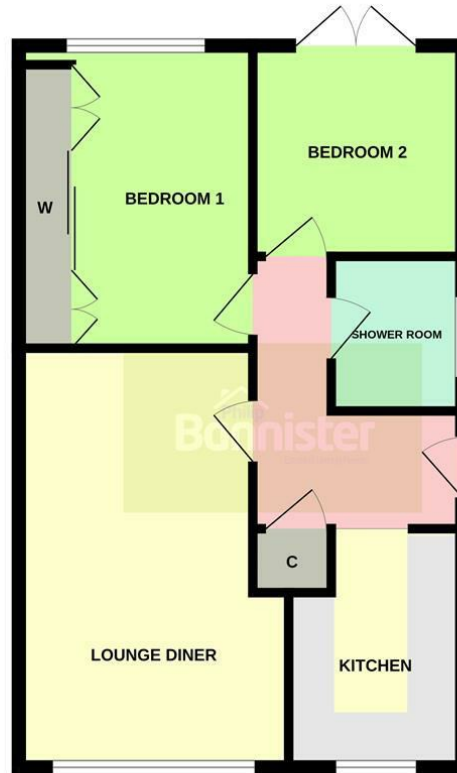
vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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