



Laburnum Walk, Gilberdyke, HU15 2TU
Offers Over £200,000


**Philip
Bannister**
Estate & Letting Agents

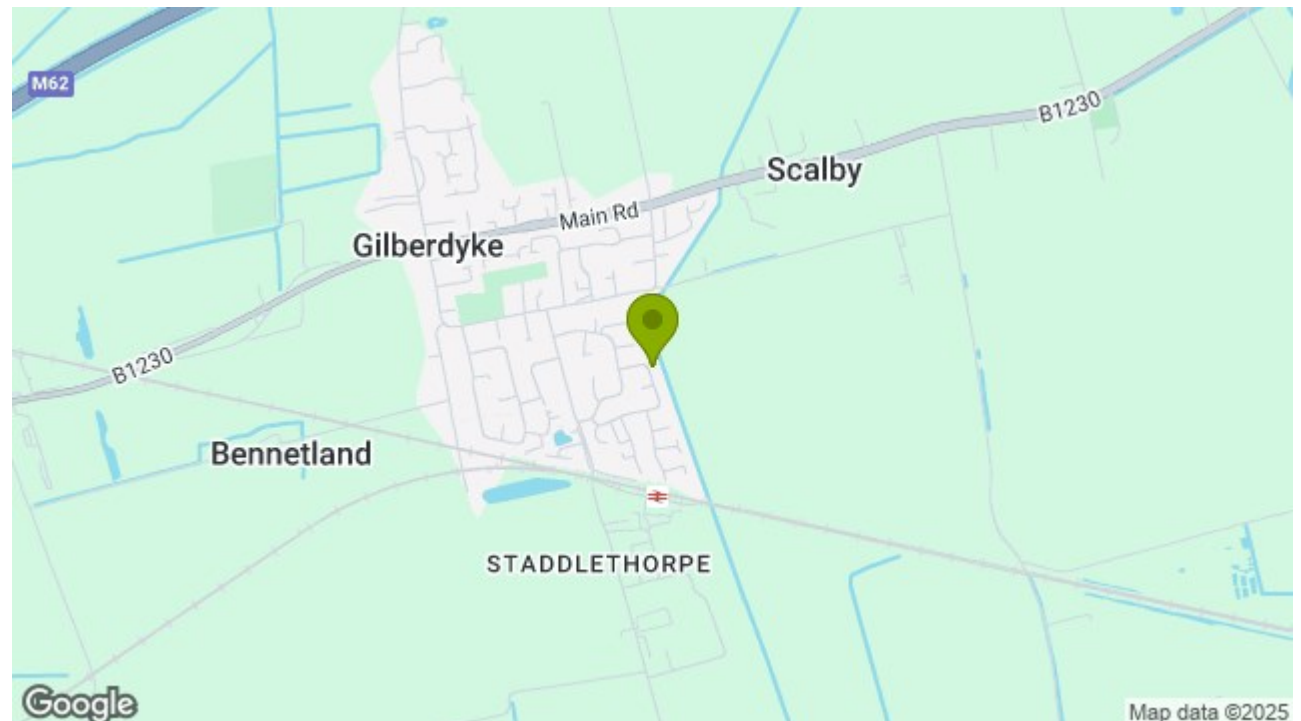
Laburnum Walk, Gilberdyke, HU15 2TU

Key Features

- Link Detached Bungalow
- 3 Good Sized Bedrooms
- 2 Loft Areas With Velux Windows
- Open Plan Living Kitchen
- Private Rear Garden Adjoining Open Fields
- Driveway & Garage Parking
- Convenient Village Location
- EPC = D
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This spacious and versatile three-bedroom link-detached bungalow enjoys a private rear garden backing onto open fields and has been thoughtfully enhanced over the years to create a flexible home, ideal for a variety of lifestyles. The open plan living kitchen is fitted with modern units, while the three bedrooms (2 fitted) include one that can also be used as a day room, complete with sliding doors opening into a conservatory. A family bathroom serves the ground floor, and two converted loft areas with Velux windows provide additional space and versatility. Externally, the property benefits from ample parking via a driveway and gravel area, a garage to the side, and a well-proportioned private garden offering a pleasant outlook.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

With sliding doors leading to a residential entrance door.

ENTRANCE HALL

The hallway provides access to the internal accommodation. An alternating tread staircase leads to the first floor.

OPEN PLAN LIVING KITCHEN

LIVING AREA

A front facing reception room with a feature fireplace housing a living flame gas fire and a window to the front elevation. The living area opens to:

KITCHEN

A modern fitted kitchen comprising a range of white fronted wall and base units mounted with marble effect worksurfaces beneath matching splashbacks. There is a stainless steel sink unit positioned beneath a window to the side elevation, integral appliances include an oven, ceramic hob and concealed extractor hood. There is space and plumbing for an automatic washing machine and space for an under counter appliance. A door leads to the side of the property.

BEDROOM 1

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

BEDROOM 2

A good sized second bedroom with mirror fronted fitted wardrobes and a built-in cupboard. There is a window to the front elevation.

BEDROOM 3

A versatile third bedroom or day room, with sliding patio doors opening to:

CONSERVATORY

Extended into the garden is the brick and uPVC conservatory, with a tiled floor and French doors opening out to the garden.

BATHROOM

FIRST FLOOR

LANDING

With access to:

LOFT AREA 1

With a Velux window.

LOFT AREA 2

With a Velux window and access to a useful storage cupboard.

OUTSIDE

FRONT

To the front of the property there is a gravelled area which is utilised as additional parking. There is timber fencing to the kerbside boundary and a small trees.

REAR

The rear garden is a good size and offers excellent privacy as it adjoins open fields. The garden is mainly laid to lawn with a patio and block paving adjacent to the property.

DRIVEWAY & GARAGE

A block paved driveway provides off street parking for a number of cars and leads to a garage. The garage features an up and over door, light, power 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 . (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.

AML

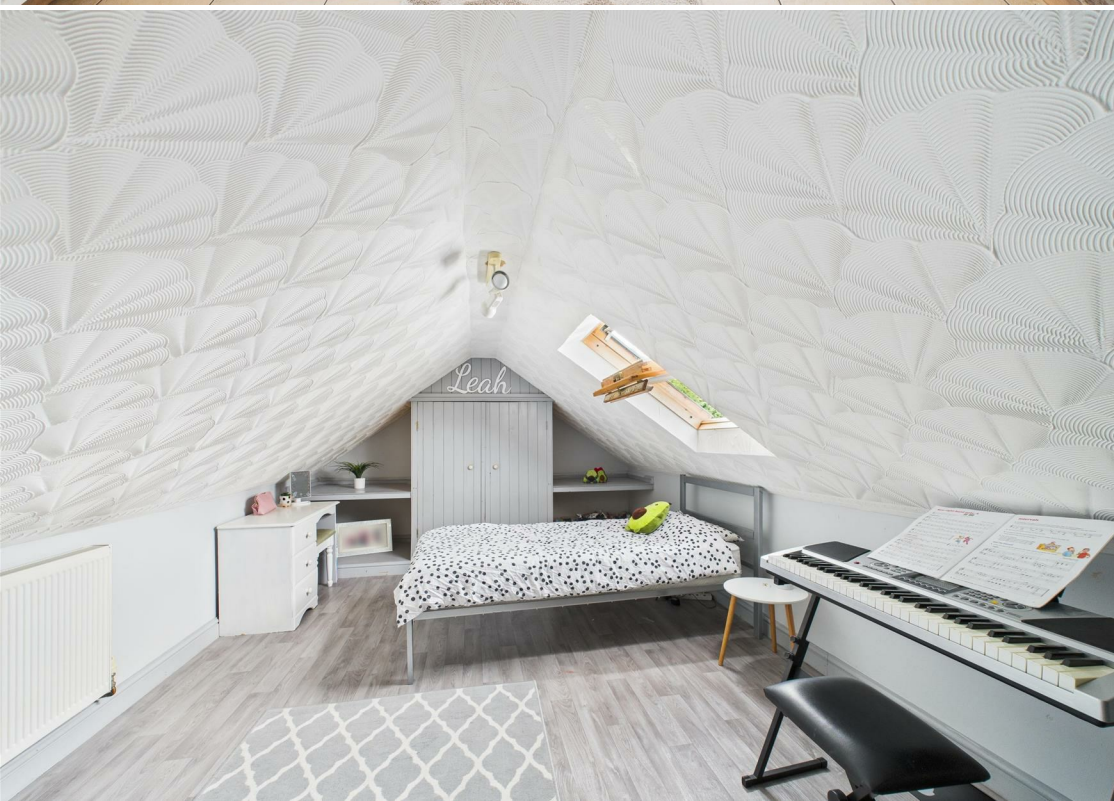
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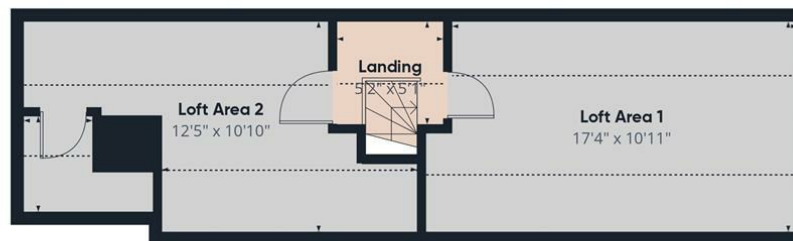
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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



First Floor



Ground Floor Building 2

Bannister

Approximate total area⁽¹⁾

1391 ft²

Reduced headroom

215 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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