



Oaklands, Gilberdyke, HU15 2XA
Offers Over £200,000


**Philip
Bannister**
Estate & Letting Agents

Oaklands, Gilberdyke, HU15 2XA

Key Features

- NO ONWARD CHAIN
- Price To Sell
- 3 Bedroom Link-Detached Bungalow
- Southerly Rear Garden
- Modern Fitted Kitchen
- Bathroom With 4 Piece Suite
- Driveway & Garage
- Popular Location Close To Village Centre
- Council Tax = C
- EPC = D

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

NO CHAIN - This spacious three-bedroom link-detached bungalow, offered with no onward chain, is ideally situated close to the centre of the village. The property features versatile living accommodation including an entrance hall, a generous front-facing lounge, and a modern fitted breakfast kitchen. There are three well-proportioned bedrooms, two with fitted wardrobes, and the third offering flexibility as a potential second reception room. Outside, the property enjoys a mature southerly rear garden—a true delight—along with ample parking on a gravel driveway leading to a garage. A useful utility room is located to the rear of the garage, adding further practicality. With its excellent location, adaptable layout, and attractive gardens, this bungalow is priced to sell and represents an excellent opportunity.





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway leads to the internal accommodation.

LOUNGE

A spacious dual aspect reception room with windows to the front and side elevations. There is a feature fireplace with tiled hearth that houses a living flame gas fire.

KITCHEN

The kitchen is fitted with a range of shaker style wall and base unit which are mounted with Quartz worktops and upstands with a moulded drainer adjacent to a Belfast sink with mixer tap. There are a range of fitted appliances including a KENWOOD range cooker with a stainless steel extractor fan above and a dishwasher. There is a window to the side elevation, panelling to the ceiling and space for a dining table and chairs.

BEDROOM 1

A spacious double bedroom benefitting from fitted wardrobes and shelving. There are French doors opening to the pleasant rear garden.

BEDROOM 2 / DINING ROOM

A versatile room which is accessed via part-glazed double doors from the entrance hall. Positioned to the front of the property, there is a window to the front elevation and a storage cupboard housing the boiler. N.B. We have been notified that the boiler is currently not in working order.

BEDROOM 3

A good sized third bedroom with fitted wardrobes and a window to the rear.

BATH/SHOWER ROOM

Fitted with a four piece suite comprising WC, pedestal wash basin, a panelled bath and a corner shower cubicle with a thermostatic shower. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

OUTSIDE

Outside the property there is a gravel driveway which provides plentiful off street parking and leads to the garage. The mature rear garden enjoys a southerly aspect and features a lawn, planting beds and a gravel footpath leading to a greenhouse.

GARAGE & UTILITY

A brick built garage with an automated up and over door, light, power and a personnel door from the garden. To the rear of the garage there is a useful utility area with its own access and having a sink and plumbing for a washing machine.

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.

SECURITY - The property has the benefit of a CCTV system.

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.

AML

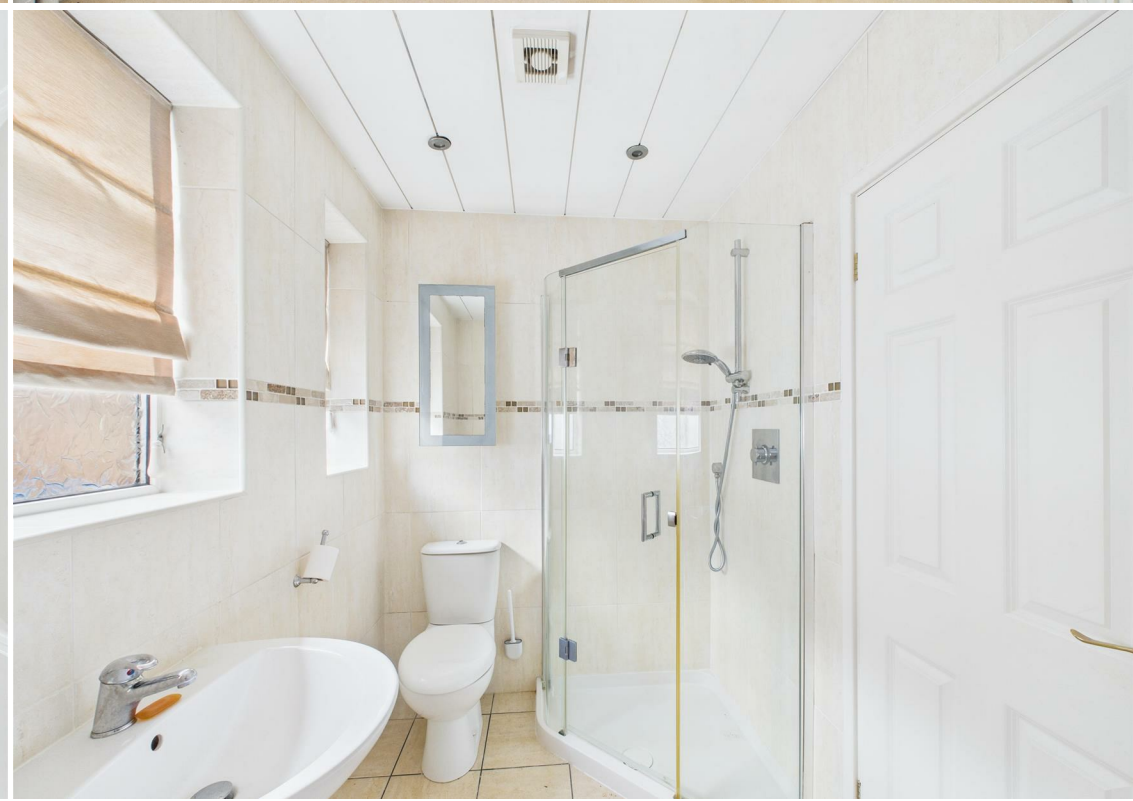
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area^m
980 ft²

(1) Excluding balconies and terraces

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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