CLUBLEYS

56, Station Road, Gilberdyke, HU15 2ST
Guide Price £330,000







An exciting opportunity to acquire a substantial period home, believed to date from circa 1890, and offering tremendous scope for renovation and improvement.

Priced attractively to reflect the modernisation required, this characterful property provides generous and versatile accommodation, including spacious reception rooms, a kitchen through dining area and separate utility room.

To the first floor are four well-proportioned bedrooms, an en-suite and family bathroom. A staircase rises to the attic space, which benefits from roof lights and provides useful additional space.

Outside, the circa 0.5 acre plot is a particular feature. The grounds have recently been cut back but offer excellent scope for landscaping and improvement, while an outbuilding provides further useful space.

The property stands adjacent to the railway station, offering convenient access to rail services.

The current owner had intended to undertake the renovation themselves, but a change in circumstances now presents an opportunity for a new purchaser to take the project forward. With its circa 1890 origins, period character, substantial proportions and generous grounds, this is a fantastic opportunity to create a distinctive family home and really put your own stamp on the property.

A rare renovation opportunity where viewing is essential to appreciate the scale and potential on offer.

Tenure: Freehold
BAND: D

ACCOMMDATION COMPRISES

ENTRANCE HALLWAY
With single glazed wood front door, leading to stairs, under stairs storage, doors leading to...

DINING ROOM
Single glazed window to front and side elevation, open plan with bifold doors leading into...

KITCHEN
Single glazed windows to side and rear elevation

SITTING ROOM

LOBBY
With original butlers staircase leading to first floor. Door leading to attached brick storage and door to rear garden

LAUNDRY ROOM

FIRST FLOOR
Single glazed window to front elevation, doors leading too...

LANDING
With stairs to second floor off, and doors leading to...

BEDROOM ONE
Single glazed window to front and side elevation

BEDROOM TWO
Single glazed window to rear and side elevation

BATHROOM
Single glazed window to rear elevation, comprising tiled panel bath with shower over, low flush WC, bidet, and pedestal wash basin, tiled splashbacks and floor, storage cupboard, and door leading to bedroom

BEDROOM THREE
Single glazed windows to side and front elevation

BEDROOM FOUR/STUDY
Single glazed window to side elevation and door leading to Butlers staircase

SECOND FLOOR

LANDIING
With doors leading to...

MASTER BEDROOM
sky lights x 2 to front elevation, door leading to...

ENSUITE
single glazed window to side elevation, panel bath, pedestal wash basin and low level WC

BEDROOM/STORAGE ROOM
Window to side elevation, Sky light to front elevation

OUTSIDE
To the front of the property there is parking for numerous vehicles, the property stands on 0.586 of a acre land, surrounded by mature fruit trees, an outbuilding and ample space to make your own mark.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
None of the appliances have been tested by the agent.

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

rightmove ZOOPLA

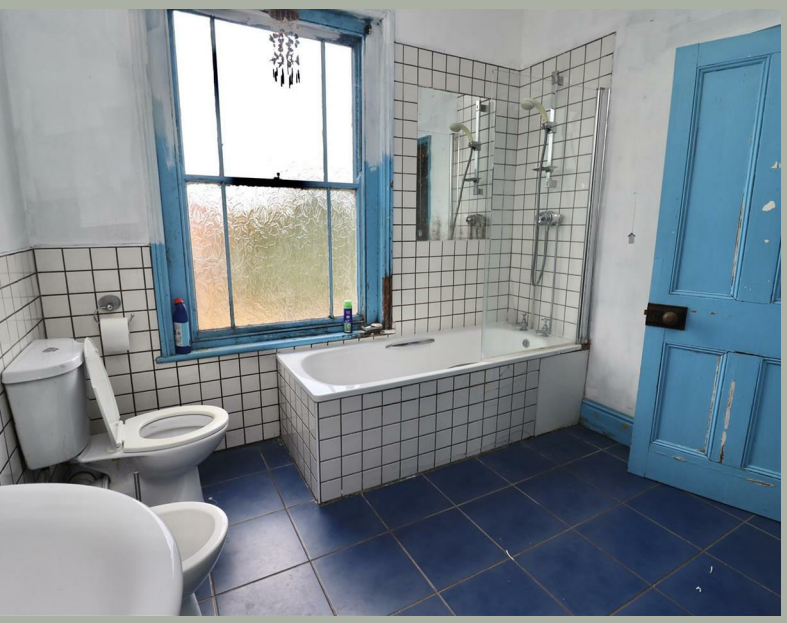
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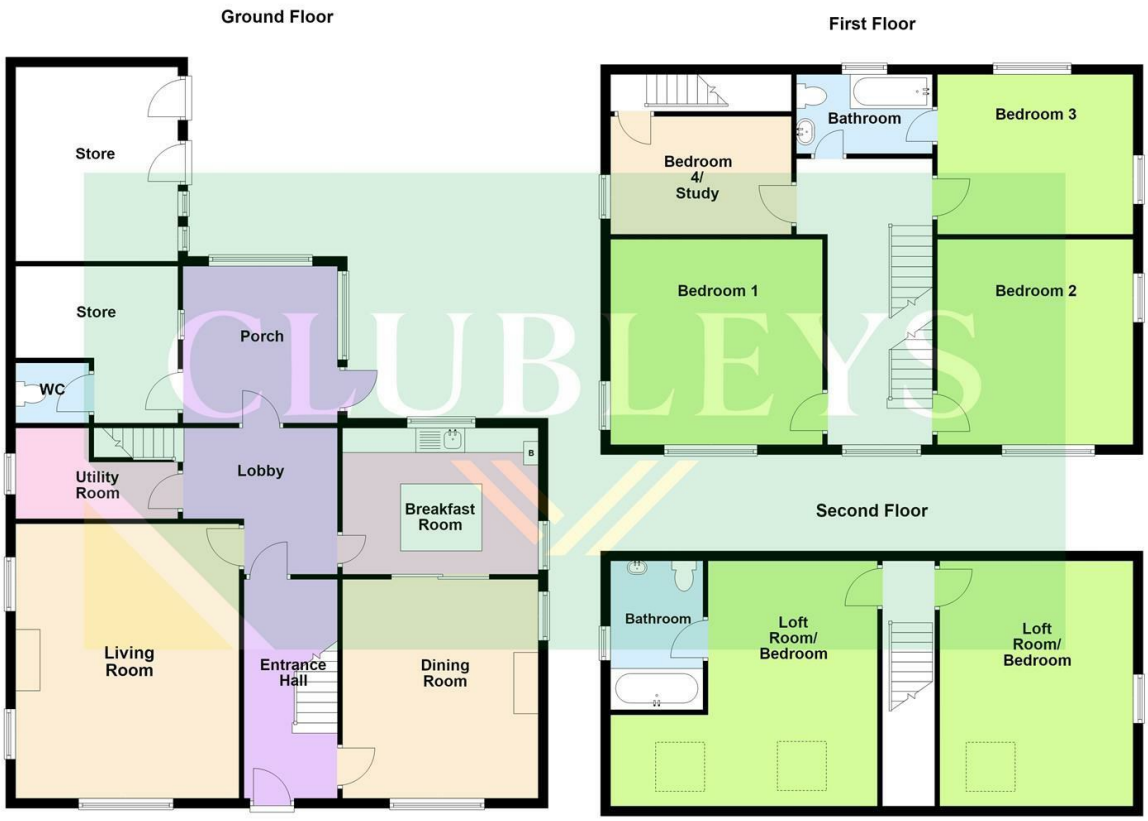








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 250.1 sq. metres (2691.6 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

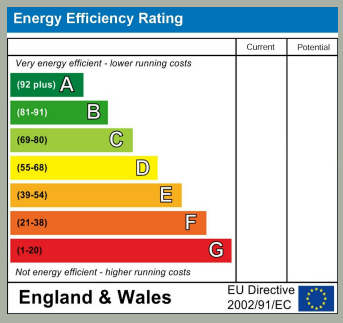
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

CLUBLEYS

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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.