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Limb
MOVING HOME

2 Coulson Croft, Gilberdyke, East Yorkshire, HU15 2AF

- Semi-Detached House
- 3 Double Bedrooms
- Stylish Bathroom
- Council Tax Band = B
- Beautifully Appointed
- Good Sized Garden
- Driveway & Garage
- Freehold / EPC = B

£269,950

INTRODUCTION

Constructed in 2022/2023, this beautifully presented semi-detached home offers stylish, contemporary accommodation arranged over three floors. Finished to a high standard throughout, the property combines modern design with practical family living and is centred around an impressive open plan dining kitchen with bi-folding doors opening onto the rear garden.

The accommodation briefly comprises an entrance hallway with attractive tiled flooring extending through to the dining kitchen, a cloakroom/W.C. and a spacious lounge featuring a contemporary media wall with inset electric fire. The well-equipped dining kitchen is fitted with Quartz worksurfaces and provides ample space for both dining and everyday living.

The first floor offers two generous double bedrooms, one currently utilised as a dressing room, together with a useful study and a stylish family bathroom. Occupying the entire second floor, the principal bedroom enjoys excellent privacy and benefits from a contemporary en-suite W.C.

Outside, a lawned garden extends to the front, while a side driveway provides ample parking and leads to the detached garage. The enclosed rear garden enjoys an attractive patio seating area with lawn beyond.

LOCATION

The sister villages of Gilberdyke and Newport offer a desirable residential experience on the western edge of the East Riding. Often considered one cohesive community, they provide an exceptional quality of life distinguished by a friendly, village-scale atmosphere and expansive rural surroundings. Together, they offer a perfect environment for families and professionals who value the tranquillity of the countryside while remaining part of a vibrant local network.

A variety of local services ensure that residents enjoy a high standard of living with everyday essentials right on the doorstep. The villages are well-equipped with a local supermarket, independent shops, and traditional pubs. For more extensive retail and leisure needs, the comprehensive amenities of Brough or Howden are just a short drive away, offering a wider array of supermarkets, fitness facilities, and professional services, providing a perfect balance of village peace and modern convenience.

The community is served by two well-regarded primary schools: Gilberdyke Primary School and Newport Primary School. For secondary education, the area is perfectly positioned for access to the highly regarded South Hunsley School and Sixth Form College in Melton or the well-respected Howden School. Furthermore, additional independent schooling options are within easy reach, ensuring diverse academic pathways for all students.

Gilberdyke and Newport provide superb regional connectivity, making them some of the best-connected rural locations in the county. The villages sit immediately adjacent to the M62 corridor, providing a direct link to Hull, Leeds, and the national motorway network. Furthermore, Gilberdyke features its own railway station, offering regular services to Hull, Leeds, Doncaster, and Manchester – a significant advantage for professional commuters.

Accessibility to key destinations includes:

- Howden: Approx. 5 miles
- Beverley: Approx. 16 miles
- Hull City Centre: Approx. 18 miles
- York: Approx. 22 miles
- Leeds: Approx. 40 miles

Beyond the immediate vicinity, the location offers immediate access to the East Riding countryside. Positioned within the fertile landscapes, the area is a haven for outdoor enthusiasts. This blend of community spirit and strategic transport links truly encapsulates the best of East Yorkshire life.

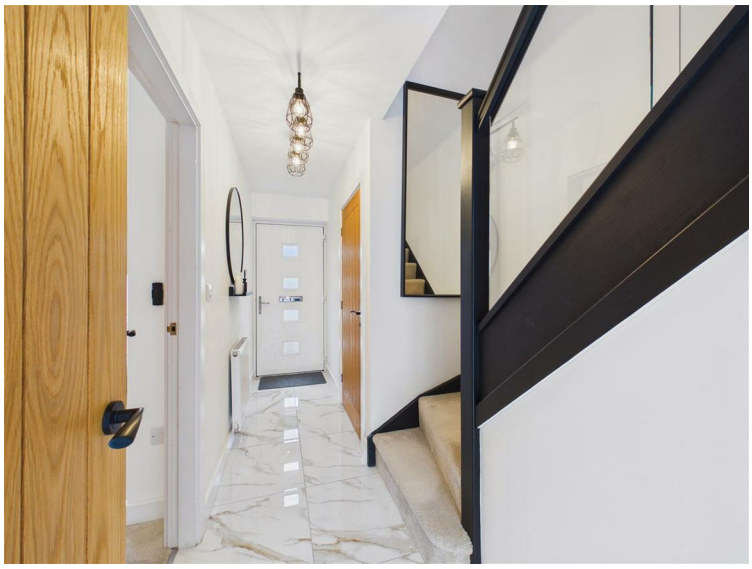
ACCOMMODATION

The layout and room sizes are detailed on the attached floor plan.

Residential entrance door to:

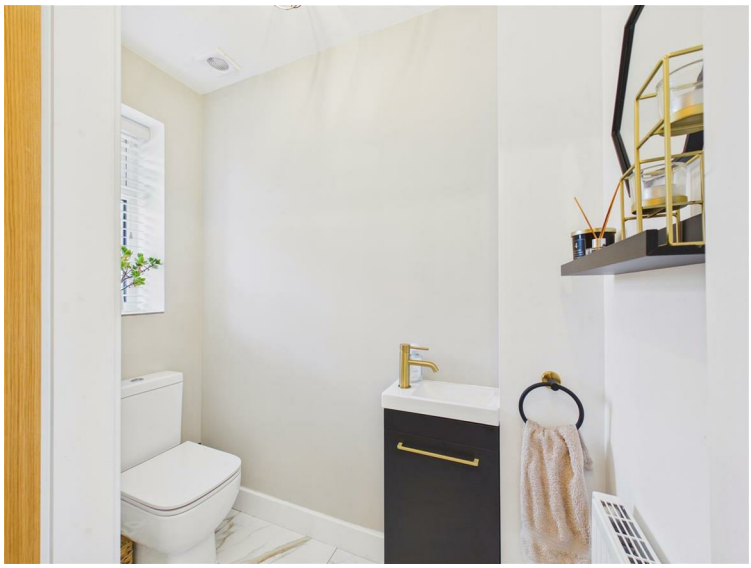
ENTRANCE HALL

welcoming entrance hall with stylish tiling to the floor and staircase with black and glass balustrade leading up to the first floor off.



CLOAKS/W.C

With low flush W.C and vanity unit with wash hand basin. Tiled floor and window to front.



LOUNGE

With media wall incorporating a contemporary electric fire. Window to the front elevation with remote controlled blinds.

DINING KITCHEN

A superb open plan dining kitchen with bi-folding doors opening onto the rear garden, creating an ideal space for entertaining and everyday family life. The kitchen is fitted with a contemporary range of units complemented by Quartz worksurfaces incorporating a breakfast bar and inset sink unit. Integrated appliances include an oven, induction hob with filter hood above, microwave, fridge/freezer, wine chiller, dishwasher and washing machine. There is ample space for both dining and seating, together with a useful understairs storage cupboard.

FIRST FLOOR

LANDING

With black and glass balustrade and stairs leading up to the 2nd floor.

BEDROOM 2

Currently utilised as a dressing room, this double bedroom features a window to the front elevation.

BEDROOM 3

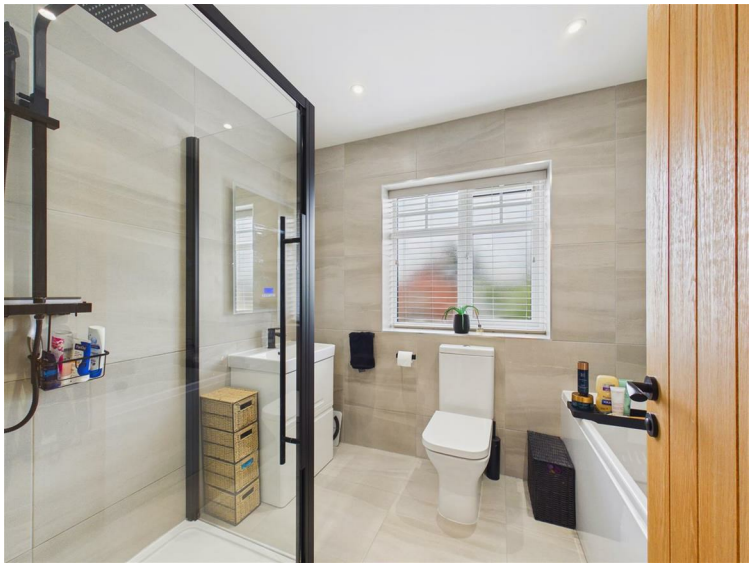
With window to the rear elevation.

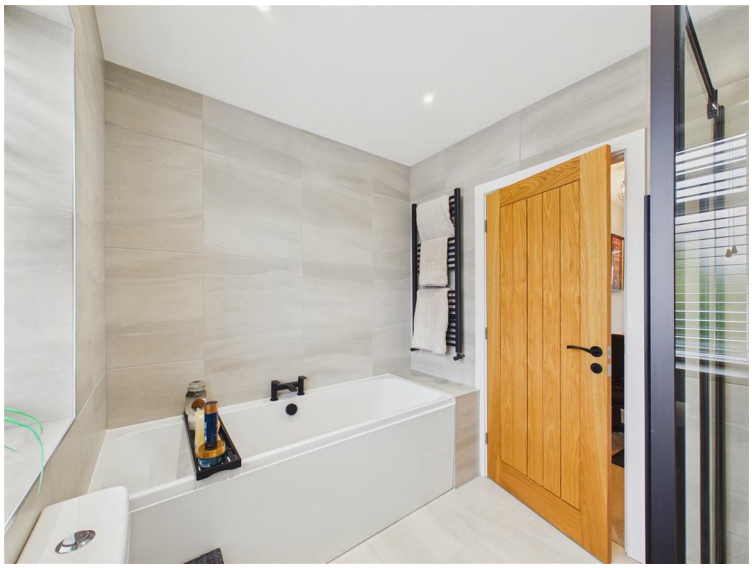
STUDY

Window to front.

BATHROOM

with stylish suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.





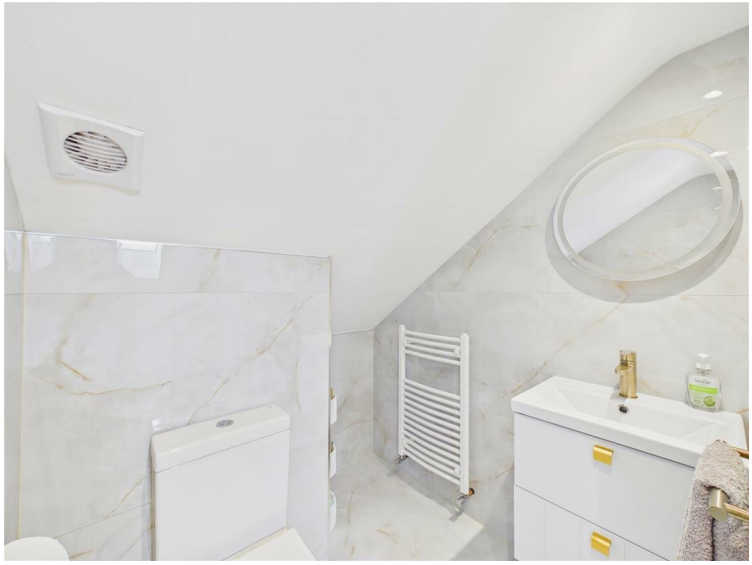
SECOND FLOOR

BEDROOM 1

Occupying the entire second floor, the principal bedroom benefits from three Velux windows to the rear elevation together with excellent eaves storage.

EN-SUITE W.C.

With contemporary suite featuring a vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor.



OUTSIDE

A small lawned garden area extends to the front and a side drive provides parking for up to 3 vehicles and leads up to the detached garage with automated roller door. The rear garden is mainly laid to lawn with an attractive patio area directly adjoining the rear of the property.

HEATING

Property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

Sandholme
M62
Newport
Scalby
Gilberdyke
M62
Bennetland
STADDLETHORPE
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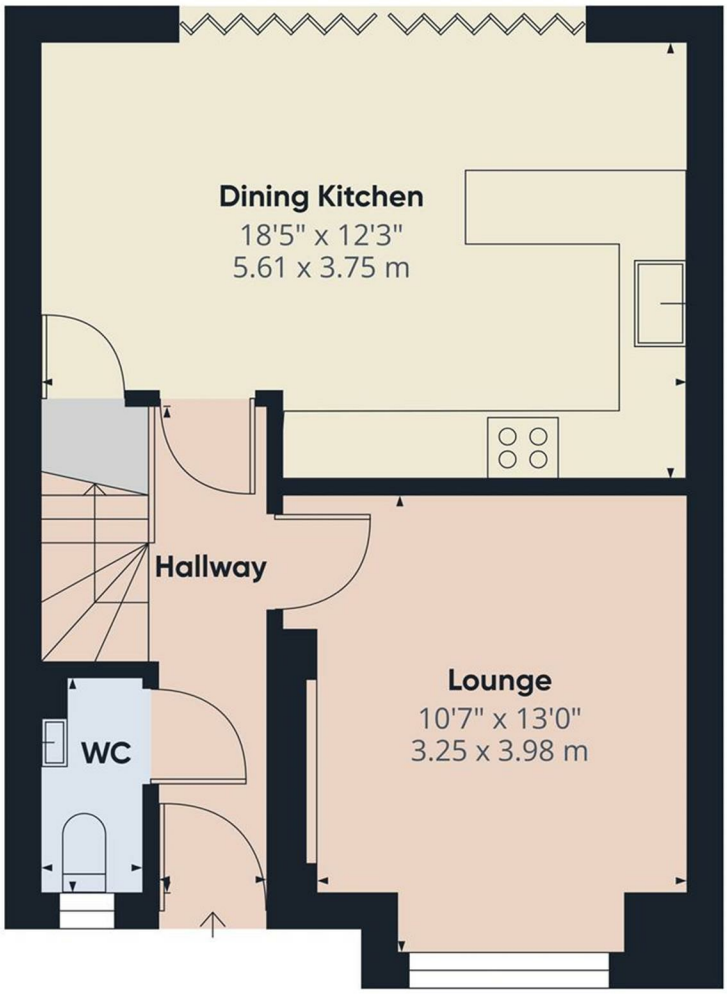

Floor 0

Approximate total area(1)

447 ft²

41.5 m²

(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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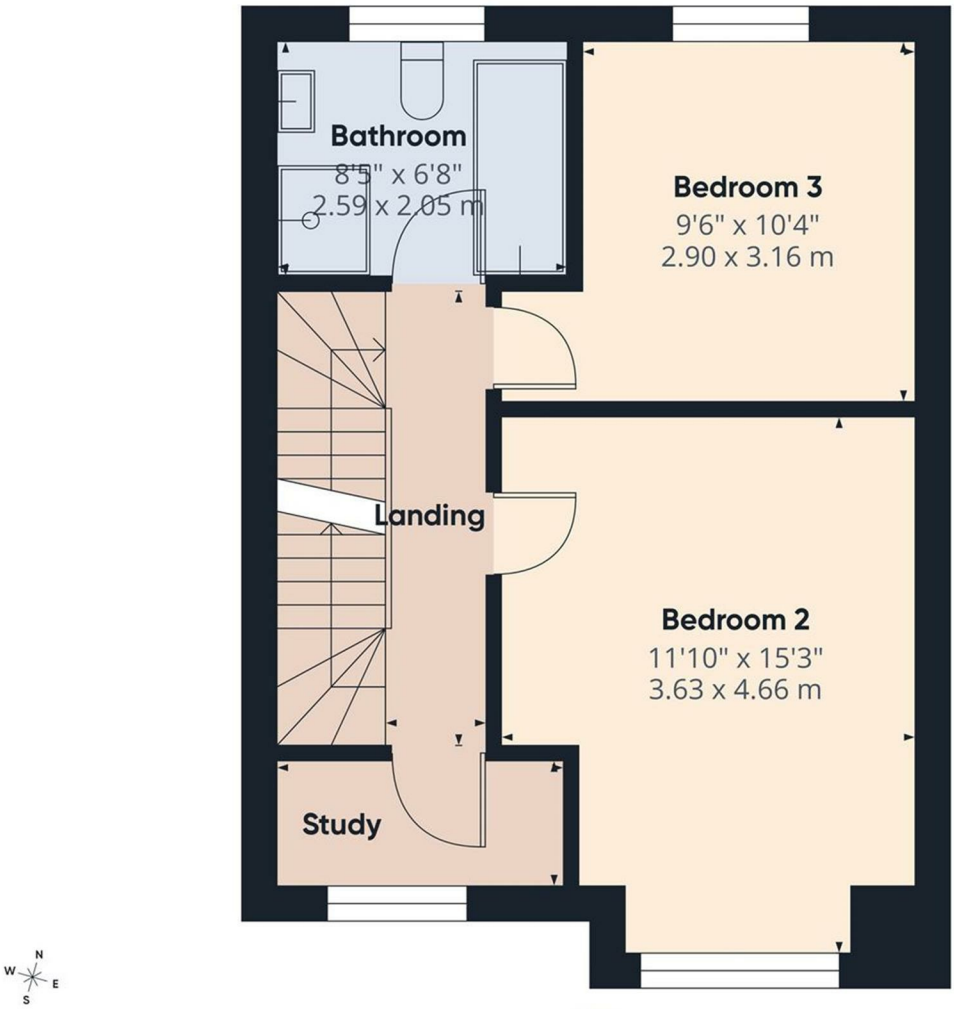

Floor 1

Approximate total area(1)

399 ft²

37.1 m²

(1) Excluding balconies and terraces

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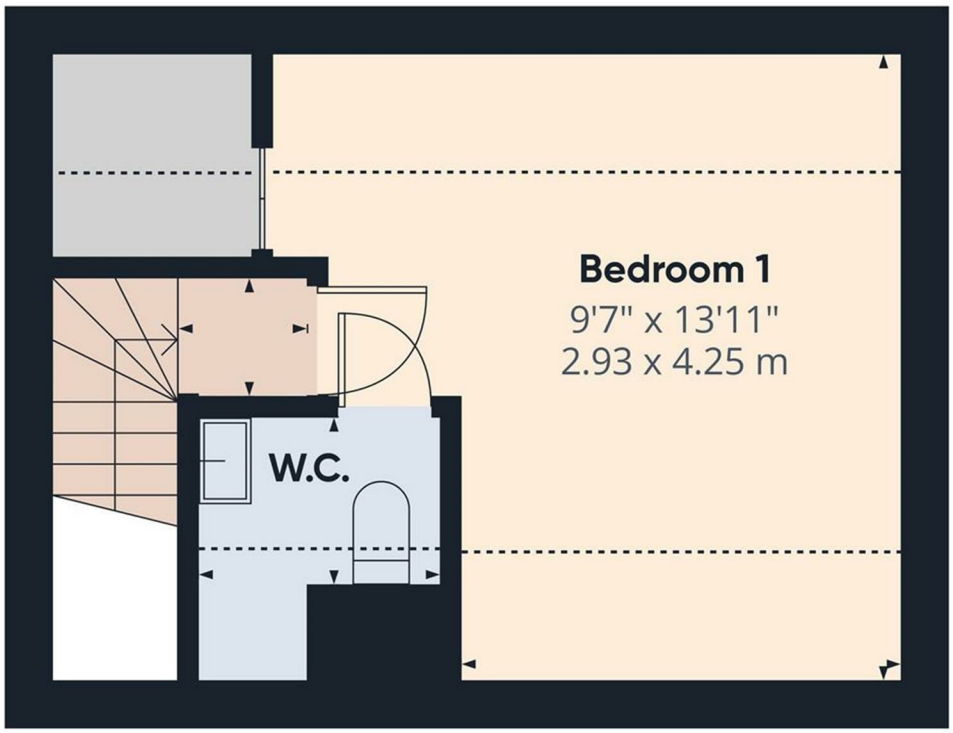

Floor 2

Approximate total area(1)
214 ft²
19.9 m²

Reduced headroom
83 ft²
7.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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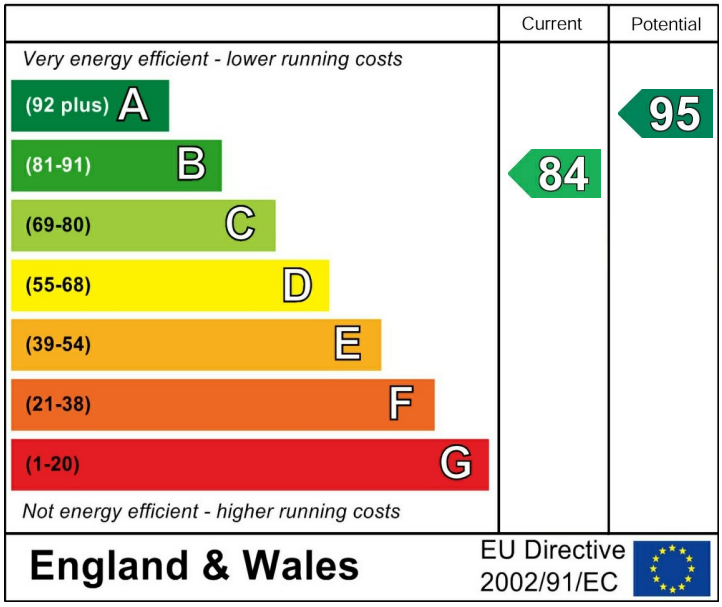
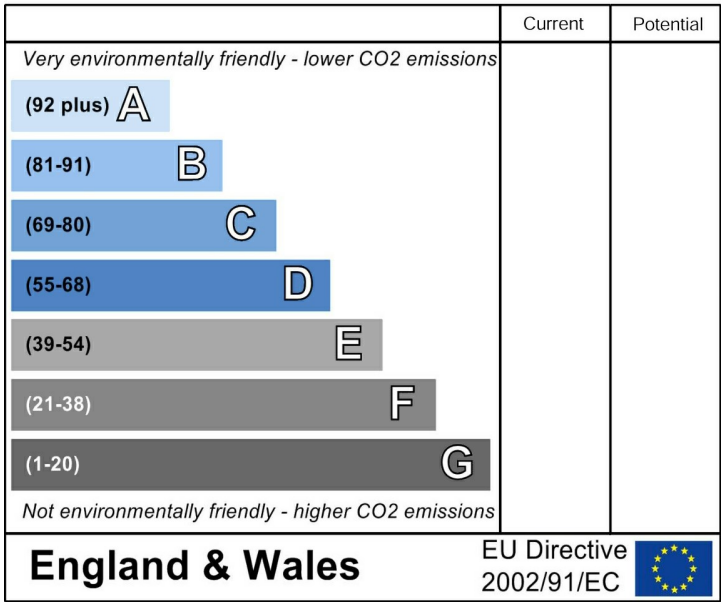
Energy Efficiency Rating



Environmental Impact (CO_2) Rating