



Ash Drive, Gilberdyke, HU15 2FD  
£415,000

Philip  
**Bannister**  
Estate & Letting Agents

# Ash Drive, Gilberdyke, HU15 2FD

## Key Features

- Extended Detached Home
- 5 Bedrooms
- Stunning Open Plan Living Dining Kitchen
- 2 Reception Rooms
- Southerly Rear Garden
- Double Garage
- Separate Utility Room & WC
- En-Suite To Bedroom 1
- 18 Solar Panel System
- EPC = B / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated within a highly desirable cul-de-sac, this impressive five bedroom detached family home offers generous accommodation throughout. The property has been thoughtfully transformed, most notably to the rear where a stunning open plan living dining kitchen creates the true heart of the home. Fitted with quality units, sleek quartz worksurfaces and an extensive range of integral appliances, the space is perfectly complemented by a large central island, a striking glazed lantern and twin bi-fold doors that flood the room with natural light and open seamlessly onto the garden. In addition, there are two formal reception rooms providing versatile living space, along with a separate utility room and ground floor WC.

To the first floor are five well proportioned bedrooms, including a principal suite with en-suite facilities, together with a family bathroom. Externally, the property enjoys a southerly facing rear garden, a substantial block paved driveway offering ample off-street parking and a double garage. Further enhancing the home's appeal is an 18 panel solar system, providing improved energy efficiency and long term cost savings.





## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. The central hallway features a staircase leading to the first floor with a cupboard beneath. A tiled floor runs throughout and glazed double doors open to:

#### LOUNGE

An attractive front facing reception room with a bay window and further window to the side which allows for plenty of natural light. There is a feature fireplace and a continuation of the tiled floor.

#### SITTING ROOM

A second reception room which offers excellent versatility. There is a window to the front elevation and a continuation of the tiled floor.

#### OPEN PLAN LIVING DINING KITCHEN

This stunning open plan living kitchen diner has been thoughtfully designed with clearly defined areas for cooking, dining and relaxing, all seamlessly flowing together to create an exceptional social space. The kitchen itself is fitted with a range of matching wall and base units complemented by sleek quartz worktops incorporating a moulded drainer and a professional mixer tap set over a recessed sink unit. Integrated appliances include twin double electric ovens and a dishwasher, whilst a substantial central island with matching units and worktops provides additional storage, power points and a five-zone induction hob with a striking rising extractor fan. A magnificent roof lantern with a powered opening vent forms an impressive focal point, flooding the room with natural light, while twin bi-folding doors open

onto the rear garden, enhancing the sense of space and extending the entertaining area outdoors. With space for an American fridge freezer and a continuation of the tiled flooring throughout, this is a truly superb room finished to an outstanding standard and perfectly suited to modern family living.

#### UTILITY ROOM

A separate utility room provides matching units finished with quartz worktops, space and plumbing for a washing machine and tumble dryer. There is additional space for further undercounter appliances. There is a window to the rear elevation, tiled flooring and, an external door leading out to the rear garden and an internal door gives access to the garage.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin with fixed storage. There is a heated towel rail and a continuation of the tiled floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation.

#### EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, vanity wash basin with storage unit and a shower cubicle with electric shower. There is tiling to the walls and a heated towel rail.

#### BEDROOM 2

A second double bedroom with a window to the rear.

#### BEDROOM 3

A further double bedroom with a window to the front.

#### BEDROOM 4

A good sized 'L' shaped fourth bedroom with a window to the rear.

#### BEDROOM 5/OFFICE

A versatile fifth bedroom that would also make an ideal office space or dressing room.

#### BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin with fixed storage and a panelled bath with matching glazed screen and electric shower over. There is tiling to the walls, heated towel rail and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with a herbaceous border and there is an extensive block paved driveway providing ample off street parking.

#### REAR

The rear garden enjoys a southerly aspect and is mainly laid to lawn with well stocked borders. There is a patio area adjoining the property which provides an ideal seating area, a further patio area is positioned towards the bottom of the garden with an adjacent summerhouse.

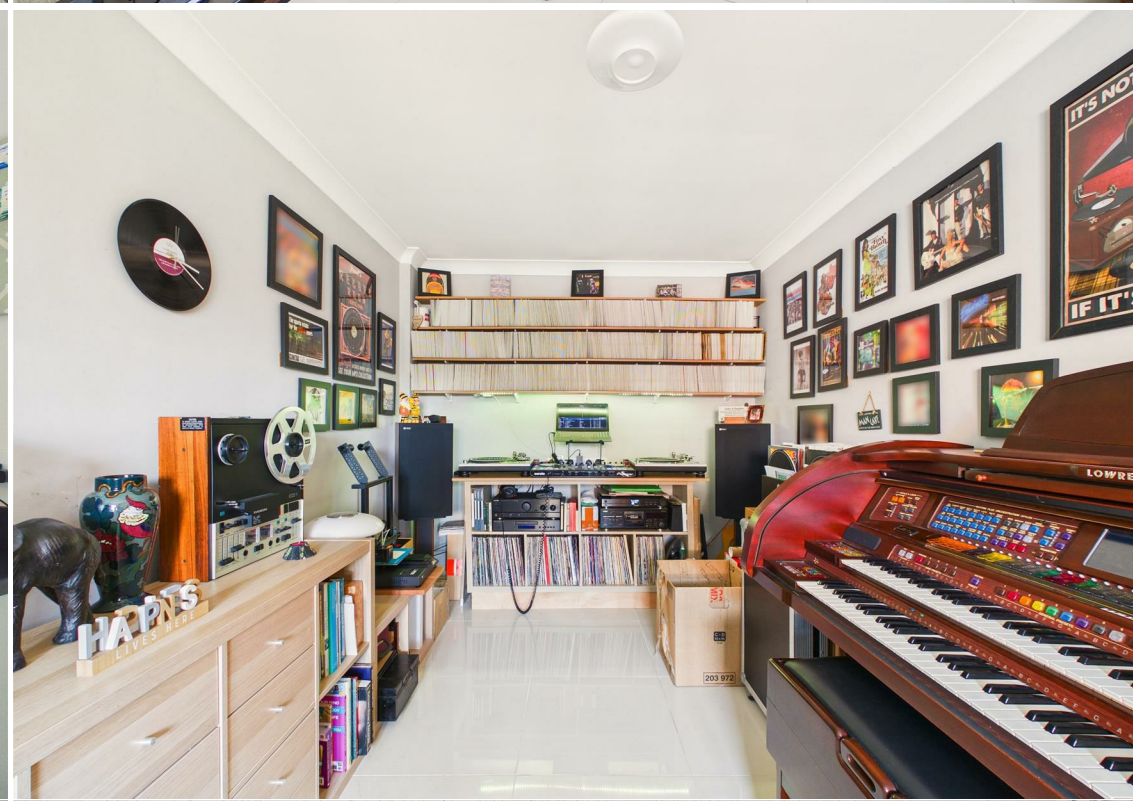
#### DOUBLE GARAGE

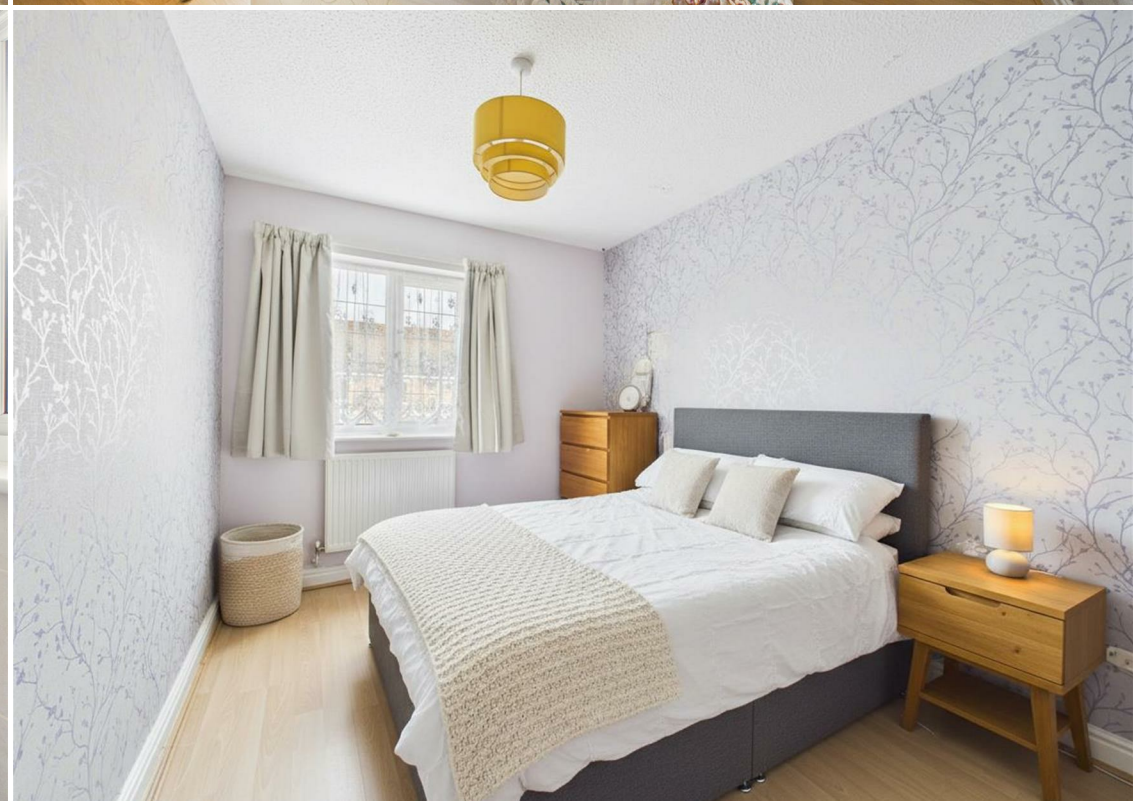
The double garage features an automated roller shutter door, light and power. There is good storage in the roof space and a personnel door which leads to the utility room.

#### SOLAR PANELS

The property benefits from an 18-panel solar system installed to the rear roof elevation, designed to maximise energy efficiency and reduce running costs.







The panels are held on a 25-year lease which commenced on 23rd March 2012.

### 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 OR The property has the benefit of sealed unit double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please

contact the office if you have any questions in relation to this.

### VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

### 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 NTSTEAT 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

Approximate total area<sup>m</sup>  
1936 ft<sup>2</sup>

(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.

GIRAFFE360

