



This delightful two bed semi detached house with garage, is in a great location. Gilberdyke village has a community feel with so much to offer. Great transport links with a train station close by and easy access to M62 and A63.

The property benefits from two double bedrooms and a shower room. Breakfast kitchen and lounge with plenty of additional storage.

Outside you will find a good sized garden to the rear, and the front garden is mainly laid to lawn with a side driveway and single detached garage.

This is an ideal first time buyer or investment property. Viewing by appointment via Clubleys (Brough) Tel: 01482 662211.



Tenure: Freehold  
BAND:

## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Front door leading directing into lounge and stairs to first floor off

### LOUNGE

4.55 x 4.01 (14'11" x 13'1")

UPVC double glazed window to front elevation. Stairs off, door leading to...

### BREAKFAST KITCHEN

4.01 x 3.02 (13'1" x 9'10")

UPVC Double glazed window to rear elevation. Range of base, floor and wall mounted units, with integrated oven, hob and extractor over. Built in dryer and fridge and freezer, space for washer, one and half drainer sink unit with mixer taps, tiled splash backs and wood effect worktops. Storage cupboard.

### FIRST FLOOR

#### LANDING

With loft access and doors leading to...

#### BEDROOM ONE

1.98 x 1.91 (6'5" x 6'3")

UPVC double glazed window to front elevation. Storage cupboard over stairs and walk in wardrobe.

#### BEDROOM TWO

3.99 x 2.62 (13'1" x 8'7")

UPVC double glazed window to rear elevation.

### BATHROOM

1.98 x 1.91 (6'5" x 6'3")

UPVC double glazed window to side elevation. White suite comprising - quarter corner shower cubicle. vanity wash basin and low level WC. Heated towel rail. Tiled wall and vinyl flooring.

### OUTSIDE

To the rear there is a garden with high level timber boundary fencing, mainly laid to lawn. Side access to detached single brick garage and gravel driveway. To the front a turfed garden for ease of maintenance.

## ADDITIONAL INFORMATION

EPC RATING - C

COUNCIL TAX BAND - B

\*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.

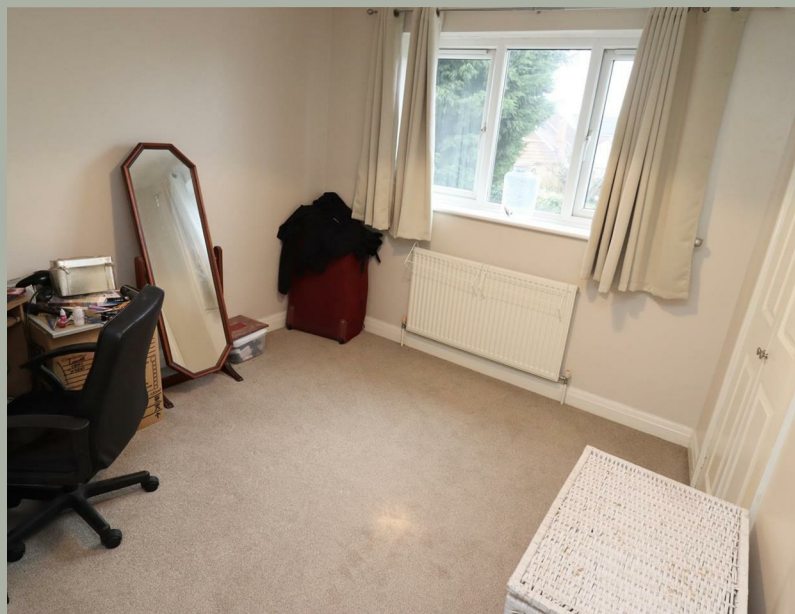
## SERVICES

Mains gas, electricity, water and drainage are connected.

## APPLIANCES

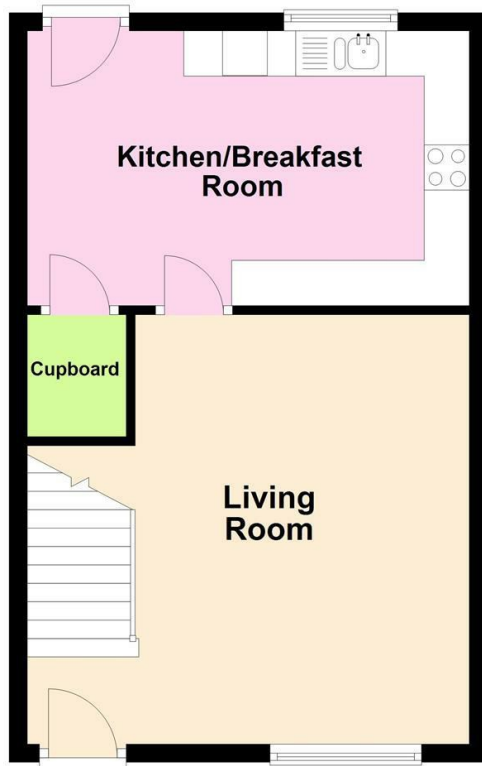
None of the appliances have been tested by the agent.

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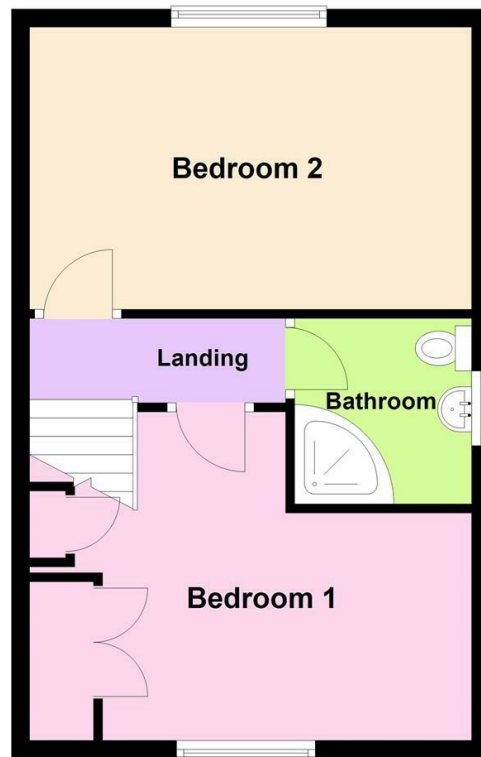


Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor



## First Floor



### 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

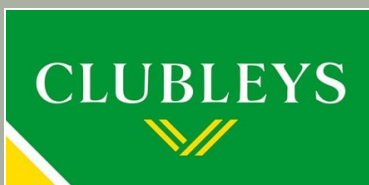
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### MORTGAGES

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](mailto: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.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.