



2, Linden Close,
Brough, Gilberdyke, HU15 2FN
£305,000



This impressive detached house on Linden Close offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms.

One of the standout features of this home is the conservatory, which invites natural light and offers a space to enjoy the garden views. The two bathrooms add convenience for busy mornings, making daily routines a breeze for the whole family.

The property boasts parking for up to three cars, a valuable asset in this desirable area. The generous layout and thoughtful design of this home provide the perfect opportunity for expansion and personalisation, allowing you to create your dream living space.

Situated in the heart of Gilberdyke, you are surrounded by a friendly community and local amenities, making it a wonderful place to settle down. This large family home is not just a property; it is a place where memories can be made.



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With stairs to first floor off, internal door to garage.

DOWNSTAIRS CLOAKROOM

With low level WC and wash basin.

DINING KITCHEN

8.10 x 2.44 (26'6" x 8'0")

Having an extensive range of contemporary fitted units with quartz worktops and undercounter sink. Space for freestanding range cooker and housing for an American style fridge/freezer. Tiled flooring and plumbing for a washer. Bay window to the front and window overlooking the garden to the rear.

LOUNGE

4.72 x 3.35 (15'5" x 10'11")

Open plan space leading through to the...

GARDEN ROOM

4.14 x 3.35 (13'6" x 10'11")

Overlooking the rear garden with double door leading out. Skylight window.

FIRST FLOOR

LANDING

MASTER BEDROOM

4.29 x 3.53 (14'0" x 11'6")

With window to front elevation, door leading to...

EN-SUITE

With low level WC, wash basin and corner shower cubicle.

BEDROOM TWO

3.61 x 2.74 (11'10" x 8'11")

Window to front elevation.

BEDROOM THREE

3.84 x 2.82 (12'7" x 9'3")

Window to rear elevation.

BEDROOM FOUR

3.40 x 1.93 (11'1" x 6'3")

Window to front elevation.

BATHROOM

With suite comprising low level WC, wash basin and

cabinet, panelled bath with shower over and screen, tiled surround and floor, heated towel rail.

OUTSIDE

To the front there is a driveway and gravelled garden area providing additional parking. The single garage housing the gas boiler and has plumbing for a washer. The rear garden is mainly laid to lawn with a corner patio.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

EPC Rating - TBC

The property benefits from Warm air heating system (boiler is situated in the kitchen). In addition, a separate gas boiler situated in en-suite two provides hot water and heating for en-suite two, the main bathroom and heating in the roof space.

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

SERVICES

Mains drains, water, gas and electricity.

APPLIANCES

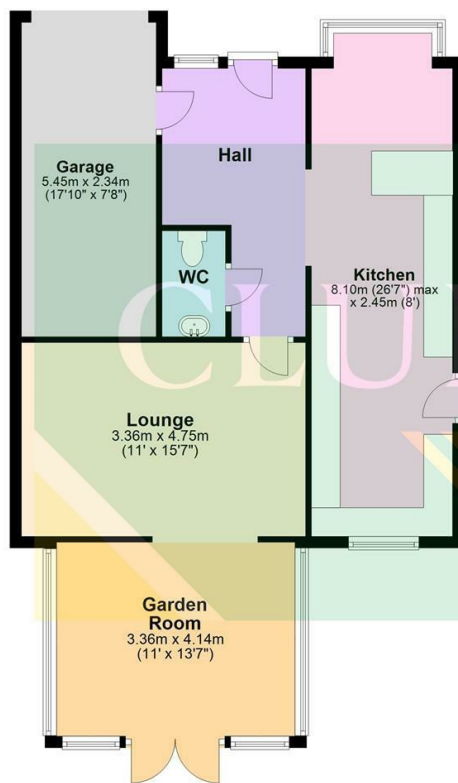
None of the appliances have been tested by the agent.

clubleys.com

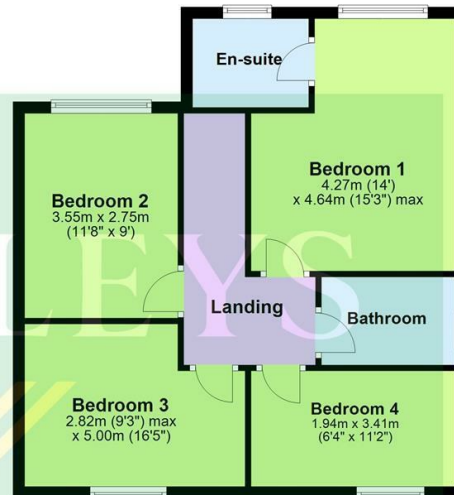


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 138.0 sq. metres (1485.3 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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.