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**Limb**  
MOVING HOME



*12 Willow Green, Gilberdyke, East Yorkshire, HU15 2XD*

📍 3 Bedrooms

📍 Generous Room Sizes

📍 Access to Amenities

📍 Council Tax Band = B

📍 Terraced House

📍 Newly Fitted Kitchen

📍 Great Location

📍 Freehold/EPC = C

**£155,000**

## *INTRODUCTION*

This mid-terraced house is presented to a high standard, offering a sound range of accommodation with modern fittings. The property is in good condition throughout, benefiting from gas central heating and uPVC double glazing for everyday efficiency.

The layout features an entrance hallway leading to a comfortable lounge. The main hub is the well-equipped dining kitchen, which provides ample space for cooking and dining. The first floor provides three comfortable bedrooms and is served by a modern bathroom and a separate W.C., adding a practical element to the home.

Outside, the property includes a private lawned garden at the front, shielded by hedging and a garage situated within a separate garage block. The rear garden also features a lawn with mature shrubs and has a useful rear access gate, completing this attractive and easily managed home.

## *LOCATION*

Willow Green is a popular residential area within the centre of the village which has a number of day to day shops and amenities. Gilberdyke and the neighbouring village of Newport offer a range of amenities and schooling and the village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village. Gilberdyke lies along the B1230 and is approximately 19 miles to the west of Hull. With its convenient access to the M62 Gilberdyke is well placed for travelling to the regional business centres of York and Leeds etcetera, it is also proven to be attractive for access to the growing economies of Howden and Goole.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE VESTIBULE*

Door to Lounge/Dining Room.

## LOUNGE/DINING ROOM

A space suited for a dining table can be found upon entry of this L-shaped room, with lounge space adjacent. There is a bay window to the front and a log burner with stone hearth and fitted oak mantle, and fitted storage cupboard space either side of the chimney breast. Stairs lead to the corner lead to the first floor.



## KITCHEN/UTILITY

Stylish and open kitchen/utility space with high-gloss fitted units and wood-effect worksurfaces. The kitchen area presents a one-and-a-half sink & drainer beneath window to rear, an integrated double oven and dishwasher, and a four-ring induction hob with filter unit above. A breakfast peninsula provides additional workspace space and a partition between the kitchen and the utility areas. There is a door to an understairs storage cupboard, and the utility area comprises a fitted worksurface to the wall, plumbing for a washing machine, room for a dryer and a door and window to the rear garden.



## FIRST FLOOR

### LANDING

Storage cupboard to corner.

## BEDROOM 1

Window to the front elevation and built-in cupboard space to corner.



## BEDROOM 2

With window to the front elevation, built-in cupboard space and wainscot panelling to one wall.



## BEDROOM 3

Window to the rear elevation.



## BATHROOM

Contemporary bathroom comprising a bath-to-wall bath with hand-held shower, window to the rear elevation, tiled walls throughout and wash-hand basin atop fitted vanity unit.



## W.C.

Low-flush W.C. and window to the rear elevation.



## OUTSIDE

There is a lawned rear garden, with a path leading to a patio area. There is also a lawn to the front, with visibility to the area being well guarded by an evergreen shrubbery border.



## REAR VIEW



## HEATING

The property has the benefit of gas fired 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. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These 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 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.

## *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.







