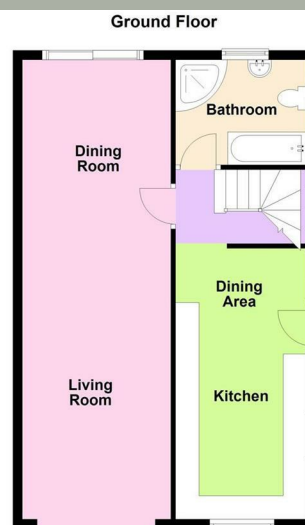


18, Chestnut Drive,
Gilberdyke, HU15 2SY
Offers In The Region Of £209,950



ABOUT THE PROPERTY

A well-presented semi-detached dormer bungalow/house that is perfect for families seeking comfort and convenience. This delightful property boasts three spacious bedrooms, providing ample room for a growing family or those in need of extra space. The heart of the home is undoubtedly the inviting dining kitchen, which is ideal.

The bungalow features a generous living and dining room, creating a warm and welcoming atmosphere. Clever storage solutions throughout the property ensure that every inch is utilised effectively, while the four-piece bathroom suite is a real benefit.

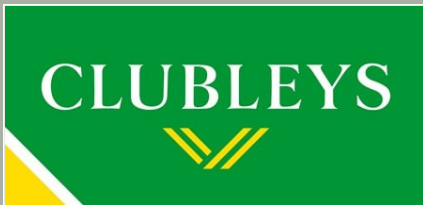
Outside, the property is complemented by a detached garage and a block-paved driveway, offering parking for one vehicle. The low-maintenance garden is designed for ease, featuring paved patios and a lawn area, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Gilberdyke is a vibrant community with a range of local shops and amenities, making it a convenient place to live. The nearby train station provides excellent transport links, and the M62/A63 is easily accessible, ensuring that commuting is a breeze.

Do not miss the opportunity to view this lovely home—book your viewing today!







Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

DINING KITCHEN

5.76m x 2.79m (18'10" x 9'1")

Side entrance stable door leads into the dining kitchen having a good range of light wood effect wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over, integrated split level double oven, space for washing machine, fridge freezer and dining table. Combi boiler located in kitchen, telephone point. Tile effect vinyl flooring and part tiling to the walls. Archway into...

INNER HALLWAY

With stairs off to the first floor. Understairs cupboard.

LIVING/DINING ROOM

9.77m x 3.169 (32'0" x 10'4")

A fantastic sized room with feature bay window, modern fireplace with marble effect surround, inset and hearth housing modern electric fire. Telephone point. Extending to a large dining area with patio doors into the rear garden.

BATHROOM

2.79m x 2.25m (9'1" x 7'4")

Full modern four piece suite comprising of low level Wc, panelled bath, vanity sink unit with storage under and large corner shower cubicle with mains fed shower. Wet walling to the shower, vinyl flooring and complimentary tiling to the walls. Large chrome towel radiator.

FIRST FLOOR

LANDING

With coving to the ceiling and dado rail.

MASTER BEDROOM

5.72m x 2.91m (18'9" x 9'6")

Spacious room to the rear of the property with a range of fitted furniture comprising of three double wardrobes, overhead units and bedside cabinets and dressing table. Extra large storage with lighting to the eaves which could be converted to an ensuite/dressing area and telephone point.

BEDROOM TWO

3.50m x 3.06m (11'5" x 10'0")

Double room to the side elevation, storage to the eaves and a range of fitted furniture comprising of one double wardrobe, dressing table and overhead unit. Telephone point.

BEDROOM THREE

3.06m x 2.25m (10'0" x 7'4")

Double room to the rear elevation with fitted furniture.

OUTSIDE

The front garden is laid to stone for ease of maintenance with a long block paved side driveway accessed via a wrought iron gate. A further gate gives access to the garage which has up and over door, power and light. The rear garden has a paved patio adjacent to the property leading to a lawned area with timber fencing to the boundary line and decorative shrubbery to the rear. The garden has the benefit of an external light, outside tap, and greenhouse.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcome.org.uk?en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcome.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 services to you. Details can be found on our website.

We believe the tenure of the property to be Freehold.

SERVICES

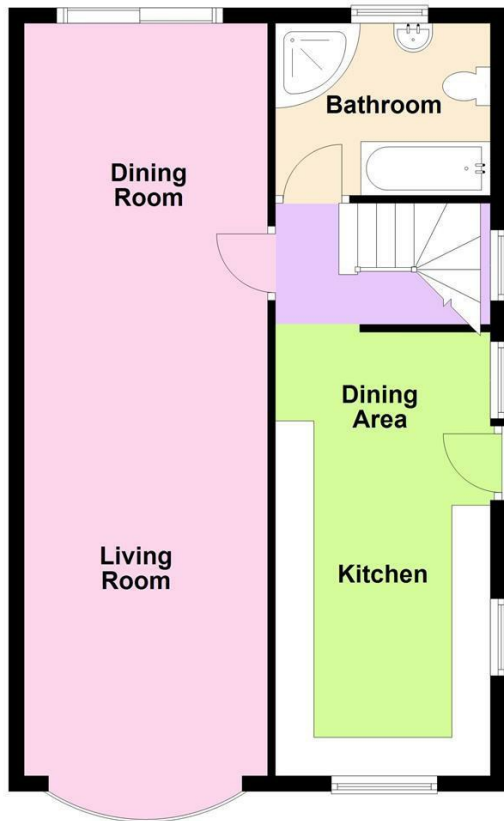
Mains gas, electricity, water and drainage are connected.

APPLIANCES

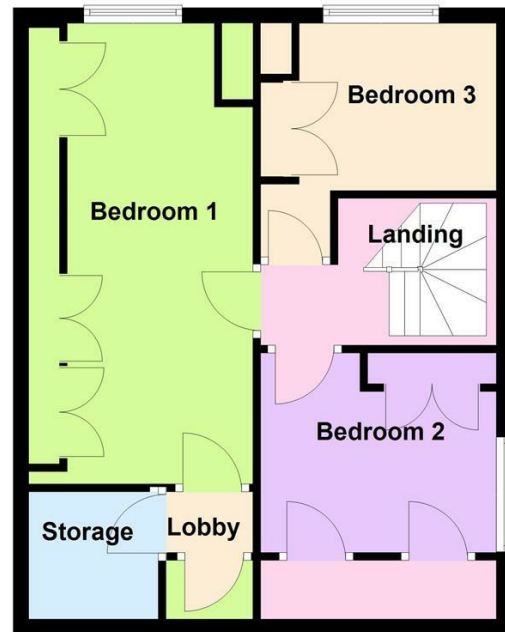
No appliances have been tested by the Agent.



Ground Floor



First Floor



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>

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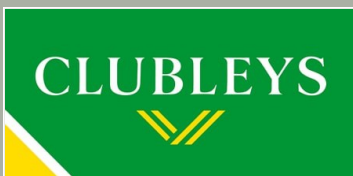
MORTGAGES

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 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.

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.



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East Yorkshire, HU15 1BA
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www.clubleys.com

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