

Cheapsides Lane, Gilberdyke, HU15 2US

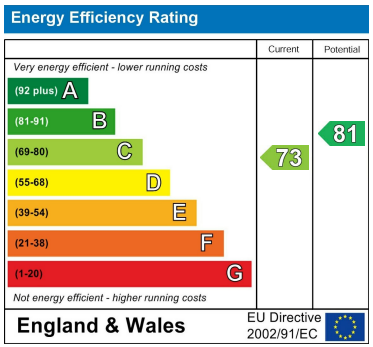
£395,000

Philip Bannister
Estate & Letting Agents

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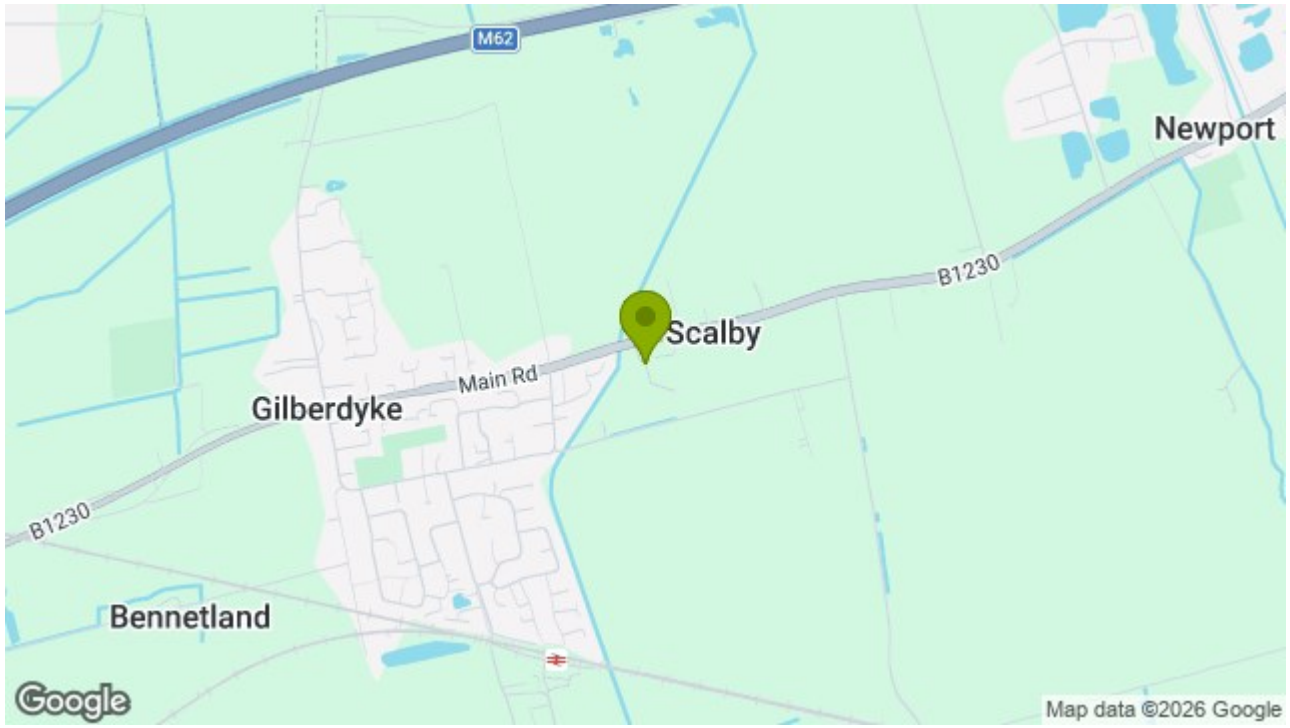
Key Features

- Individual Detached Home
- Versatile Accommodation
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Up To 4 Reception Rooms
- Secluded Location
- Views Over Fields
- Detached Double Garage
- Extensive Parking
- EPC = C



Situated in a secluded location on the outskirts of Gilberdyke, this unique link-detached home offers a versatile layout with four double bedrooms, making it ideal for families or those needing extra space. The property includes three bath/shower rooms, ensuring convenience and comfort for all occupants. Four reception rooms, comprising a lounge, day room, snug, and study, provide flexible living spaces to cater to various needs, whether for relaxation, work, or entertainment. Throughout the home there are pleasant views over the adjoining fields, enhancing the tranquil ambiance.

The exterior of the property is equally impressive, with a spacious gated gravel driveway that offers ample off-street parking. Additionally, there is a detached double garage, providing extra storage or workshop space.




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ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

BREAKFAST KITCHEN
With two external doors providing access to the property. Upon entering, there is a fitted breakfast kitchen with a range of oak effect shaker style wall and base units with black pewter bow handles and worksurfaces with overhanging breakfast bar and a tiled splashback. A ceramic sink unit with traditional mixer tap sits beneath a window whilst integral appliances include an electric oven, four ring ceramic hob beneath an extractor hood. There are spaces for undercounter appliances and plumbing for a washing machine. There is a tiled floor throughout and a staircase leads to the first floor accommodation.

INNER HALLWAY
The inner-hallway provides excellent storage with a range of oak effect wall and base units with granite effect laminate work surface beneath a tiled splashback. There is access to:

LOUNGE
A spacious reception room positioned to the rear of the property with two windows. Opening to:

DAY ROOM
Offering excellent versatility, with French doors opening to the side of the property and a window is to the rear.

SNUG
A further versatile reception room with tiled flooring and an opening to:

STUDY
A useful workspace with tiled flooring, exposed brickwork and a window to the front.

SHOWER ROOM
Fitted with a three piece suite comprising WC, wash basin within a vanity unit and a large walk-in shower with concertina style door and electric shower. There is wet-walling to all walls, heated towel rail and a tiled floor.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 1
A double bedroom to the rear of the property with access to en-suite facilities.

EN-SUITE
Fitted with a three piece suite comprising WC, wash basin with vanity unit and a shower enclosure with a thermostatic shower and tiled inset. There is a heated towel rail and wall tiling.

BEDROOM 2
A generous double bedroom positioned to the front of the property.

BEDROOM 3
A double bedroom to the rear of the property with a dual aspect.

BEDROOM 4
A good sized fourth bedroom with a window to the front elevation.

BATHROOM
A stylish family bathroom which is fitted with a three piece suite to include a WC, wash basin within a vanity unit and a stunning free standing ball and claw bath. There is tiling to the walls and a heated towel rail.

OUTSIDE

FRONT
To the front of the property there is a decorative pebbled driveway which is fully enclosed with brick wall and a timber double gate. Timber fencing and a further gate lead to:

SIDE
Timber double gates lead to a large gravelled driveway which provides extensive parking facilities which is enclosed with a brick wall and timber fencing.

DOUBLE GARAGE
A large detached double garage features two individual doors, light and power supply.

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.
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 / Leasehold

VIEWINGS
Strictly by appointment with the sole agents.

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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100






APPRECIATE



GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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