



3 Wentworth Close
Gilberdyke, HU15 2GF

Asking Price Of £195,000

Property Features

- Good sized Townhouse in popular Village
- Lounge, Dining Kitchen & Utility
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Off Street Parking
- Ideally placed for M62 & City of Hull

Full Description

THE PROPERTY

This consists of a modern Townhouse built by Peter Ward Homes on the edge of the popular Village of Gilberdyke being ideally placed for the City of Hull, the historic Market Town of Howden and the M62 Motorway.

This good sized property, which is an ideal First Home, has the benefit of Lounge, Dining Kitchen, 3 Bedrooms and Off Street Parking and presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and enclosed staircase to the first floor.

LOUNGE 15' 9" x 12' 0" (4.8m x 3.66m)

Bay window to front, radiator and understairs cupboard.

DINING KITCHEN 13' 6" x 11' 6" (4.11m x 3.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with chimney extractor over. Integrated dishwasher. Radiator, part ceramic tiled walls, downlighters and UPVC door to the rear garden.

UTILITY ROOM 7' 3" x 4' 3" (2.21m x 1.3m)

Worktop with plumbing for auto washer under, radiator and part ceramic tiled walls.

CLOAKROOM

White low flush WC and pedestal washbasin with tiled splash back. Radiator.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a cupboard housing gas central heating boiler are:

FRONT BEDROOM 12' 9" x 10' 9" (3.89m x 3.28m)

Built in mirror fronted wardrobes, and radiator.



REAR BEDROOM 11' 9" x 8' 3" (3.58m x 2.51m)

Radiator.

REAR BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Radiator.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower over bath with side screen. Radiator, part ceramic tiled walls and downlighters.



OUTSIDE

2 OFF STREET PARKING SPACES to front.

Small forecourt Garden

Enclosed Garden to rear with raised patio area and garden shed.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

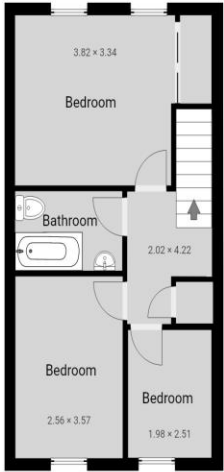
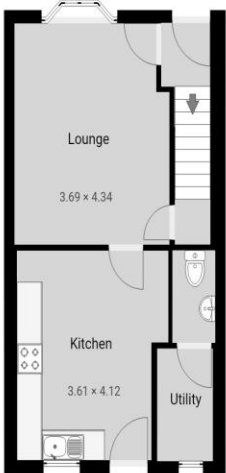
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements