



## 42B, Gibson Lane South, Melton, East Yorkshire, HU14 3HH

- Three Bedroom Semi Detached House
- Well Placed For Access to the A63/M62 and Secondary School
- Two Reception Rooms
- First Floor with Three Bedrooms and Bathroom
- Pleasant Rear Garden Area with Stores
- No Forward Chain
- Entrance Hall with Cloakroom WC
- Modern Rear Facing Kitchen
- Off Road Parking to the Front
- Gas Central Heating System and Double Glazing

**Offers In The Region Of £189,950**



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# 42B, Gibson Lane South, Melton, East Yorkshire, HU14 3HH

A modern three bedroom semi-detached house offering well presented accommodation to include cloakroom WC, lounge, dining room, modern kitchen, three bedrooms and bathroom. Externally there is a pleasant rear garden, useful garden shed, off street parking for two cars to the frontage. The property has double glazing and a gas fired central heating, forming part of the village of Melton which close to the villages of North Ferriby and Brough and being particular convenient for access onto the A63/M62 and within walking distance from the South Hunsley Secondary School.

## Location

The property is located on the west side of Gibson Lane on the south side of the A63 dual carriage way which is approached off Monks Way West accessed from the A63 at the Melton Interchange. At the foot of Gibson Lane there is a pedestrian fly over the A63 giving access into the village of Melton and South Hunsley Secondary school. The nearby villages of Welton, North Ferriby and Brough offer a range of local shops, Public Houses and Primary Schools, the village of Brough boasting a main line rail connection.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

## Cloakroom WC

Suite of WC. Wash hand basin. Window to the side elevation. Radiator.

## Dining Room

7' 7" x 16' 3" (2.31m x 4.95m)

Window to the front elevation. Radiator.

## Lounge

15' 0" x 14' 6" (4.57m x 4.42m)

French doors to the rear elevation. Feature fire surround. Wooden effect flooring. Radiator.

## Kitchen

7' 3" x 11' 7" (2.21m x 3.53m)

Containing a modern range of base, drawer and wall units having integrated electric oven grill, four ring gas hob with chimney extractor over, space for fridge freezer, the base units having granite effect work surfaces with one and a half bowl stainless steel sink unit with mixer tap and illuminated under wall pelmets, there being plumbing for automatic washing machine, rear glazed and panel entrance door.

## First Floor Landing

Landing, linen storage cupboard and drop down loft hatch with loft ladder to part boarded loft space.

## Bedroom One

8' 11" x 15' 0" (2.72m x 4.57m)

Window to the rear elevation. Radiator.

## Bedroom Two

7' 10" x 14' 2" (2.39m x 4.32m)

Window to the front elevation. Radiator.

## Bedroom Three

5' 9" x 9' 9" (1.75m x 2.97m)

Window to the rear elevation. Radiator. Wooden effect flooring.

## Bathroom

7' 1" x 9' 2" (2.16m x 2.79m)

Having white three piece modern suite comprising of panel bath with over shower, low flush W.C., and pedestal wash hand basin. The bathroom is majority tiled with extractor fan and single panel radiator and a railed out storage cupboard housing the gas central heating boiler.

## Outside

Stone parking area to frontage allowing for off street parking for two vehicles, paved path leading to gated access and rear enclosed landscaped gardens with flagged patio areas, lawns, shrub borders, slated patio, timber storage shed.

## Energy Performance Certificate

The current energy rating on the property is C (72).

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number WEL045042001. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



**Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

**Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/engb/mobile-coverage>

**Tenure**

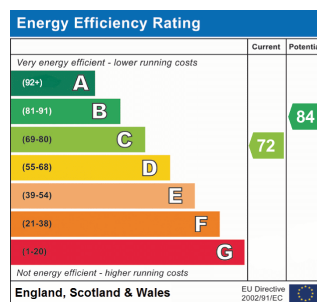
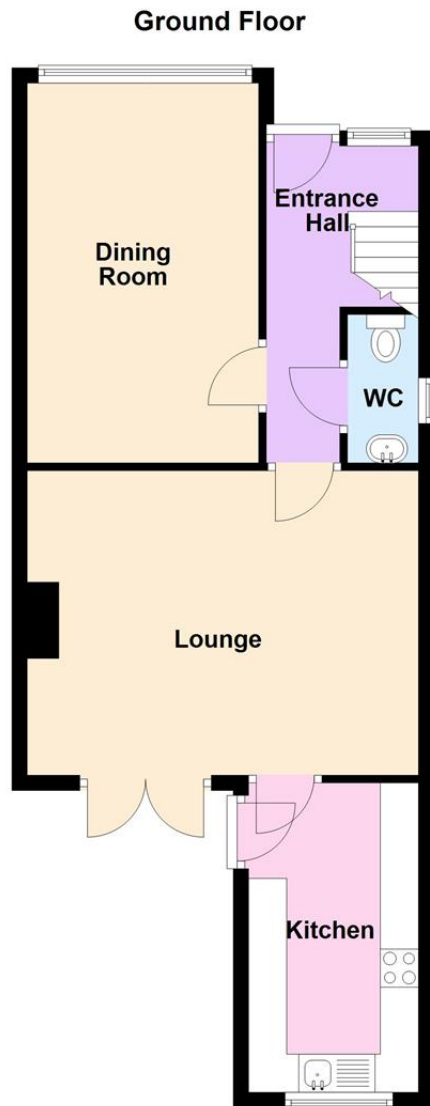
The tenure of this property is Freehold.

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Address: Gibson Lane South, Melton

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