



Greenacre Park, Gilberdyke, HU15 2TY  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents

# Greenacre Park, Gilberdyke, HU15 2TY

## Key Features

- Upgraded Detached Home
- 3 Good Sized Bedrooms
- Modern Open Plan Breakfast Kitchen
- Utility Room & Cloakroom/WC
- Luxurious En-Suite To Bedroom 1
- Contemporary Family Bathroom
- Ample Driveway Parking
- Garage & EV Charger
- EPC = C
- Council Tax = C

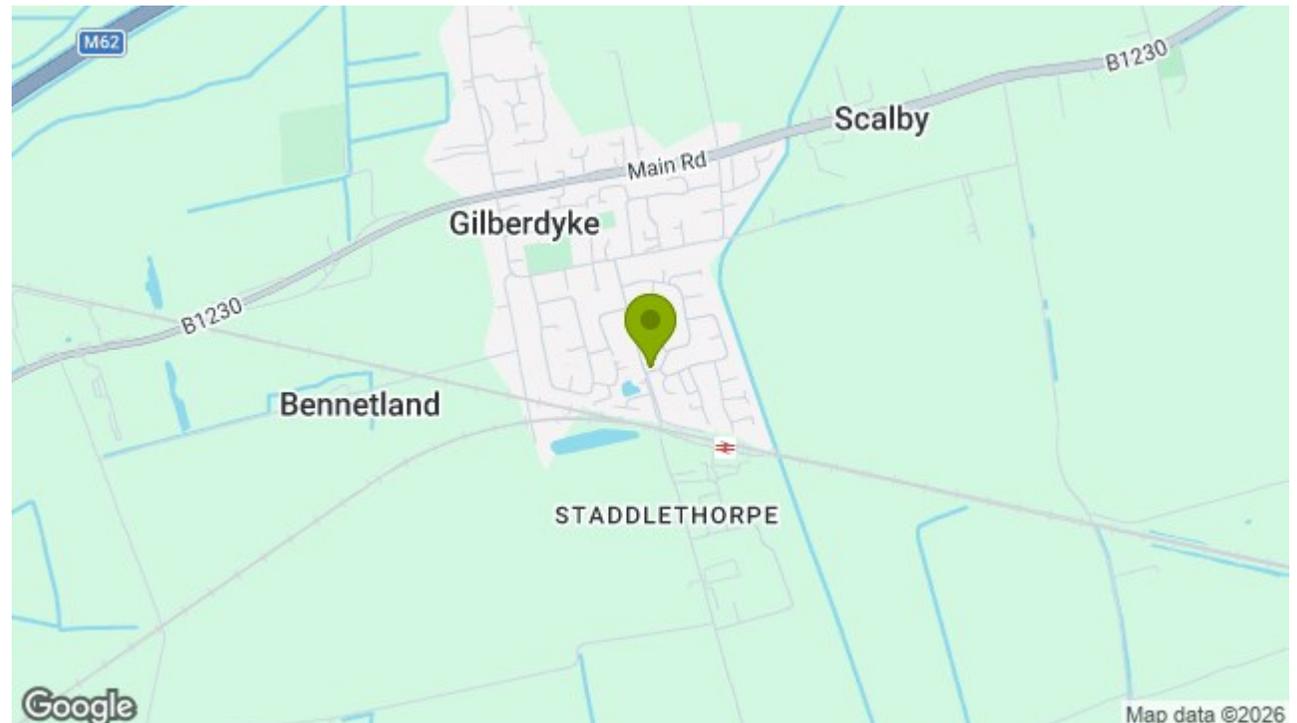
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A beautifully modernised detached family home offering stylish, ready-to-move-into accommodation. Positioned conveniently within the village, the property provides easy access to a wide range of local amenities.

The ground floor features an entrance hall with a cloakroom/WC, a spacious front-facing reception room, and double doors leading through to a stunning open-plan breakfast kitchen. This contemporary space is complemented by an adjacent utility room and opens into a conservatory that enjoys views over the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a generous primary suite boasting a luxurious en-suite shower room with modern fittings and underfloor heating. A sleek family bathroom serves the remaining bedrooms. A further highlight is the fully boarded loft space, complete with light, heating, power, and Velux windows.

Outside, the property benefits from excellent off-street parking via a front driveway leading to a garage, which also features an EV charging point. The enclosed rear garden offers a pleasant combination of lawn and decking.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor.

#### CLOAKROOM/WC

Fitted with a two piece comprising WC and a pedestal wash basin. There is splashback tiling and a window to the side elevation.

#### LOUNGE

A spacious front facing reception room with a cantilever box-bow window to the front elevation. There is a feature fireplace with a gas fire, timber surround, marble effect backplate and hearth. Double door open to:

#### BREAKFAST KITCHEN

This fabulous open plan space houses a comprehensive range of modern wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. There is a 1 1/2 bowl stainless steel sink unit positioned beneath a window to the rear elevation, a range of integrated appliances which include twin ovens, 4 ring ceramic hob beneath an extractor hood and a dishwasher. There is space for an American fridge freezer and wine cooler. Double door open to the conservatory.

#### UTILITY ROOM

Located conveniently off the kitchen, the utility room is fitted with matching units to those of the kitchen.

There are complementary worksurfaces, tiled splashbacks and a stainless steel sink unit positioned beneath a window to the rear. There is a wall mounted boiler, space and plumbing for an automatic washing machine and a tumble dryer. A door leads to the rear garden and an internal door leads to the garage.

#### CONSERVATORY

The uPVC conservatory provides additional living space and has French doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard and a loft hatch with a drop down ladder.

#### BEDROOM 1

A good sized double bedroom with a wall of fitted wardrobes, a window to the front elevation and access to:

#### EN-SUITE

The luxurious en-suite is fitted with a counter-top wash basin with mixer tap mounted upon a storage unit, concealed cistern WC and a glazed shower cubicle with a thermostatic 'rainfall' shower and handheld attachment. There is tiling to the walls and floor with underfloor heating, wall mounted illuminating mirror, heated towel rail and a window to the front elevation.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with a window to the rear elevation.

#### BATHROOM

A modern family bathroom which is fitted with a three piece suite comprising WC, inset vanity wash basin within a fixed unit and a panelled bath with a glazed screen and a thermostatic shower with 'rainfall' head and handheld attachment. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

#### LOFT SPACE

A useful part-converted loft space which includes Velux windows, light, power and heating.

#### OUTSIDE

#### FRONT

To the front of the property there is a large block paved driveway which provides ample off street parking with an EV charge point. A gated footpath to the side of the property leads to:

#### REAR

The rear garden is mainly laid to lawn and there is a decked terrace adjoining the conservatory with a patio area positioned off the utility room.

#### GARAGE

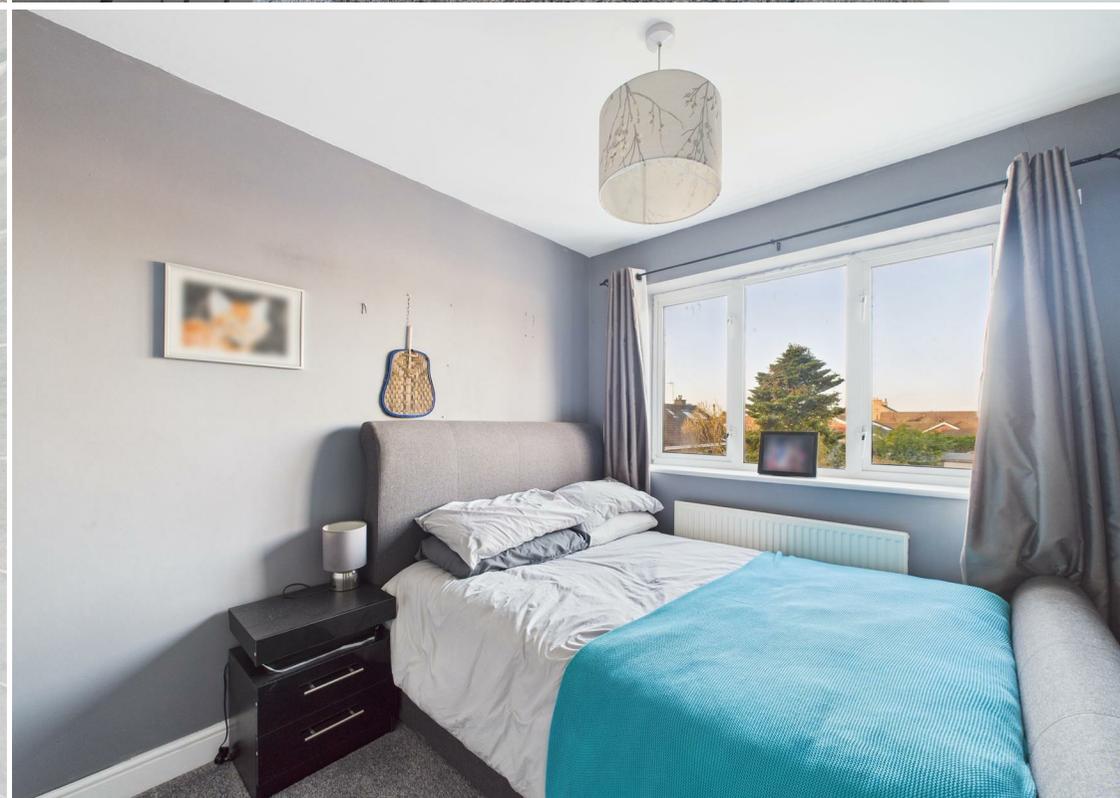
The single garage features an up and over door, light and power supply. Internal access is available from the utility room.

#### 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 C. (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.

## VIEWINGS

Strictly by appointment with the sole agents.

## AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area<sup>(1)</sup>  
1423 ft<sup>2</sup>

Reduced headroom  
32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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