



19 Cedar Wood, Brough, HU15 2TZ

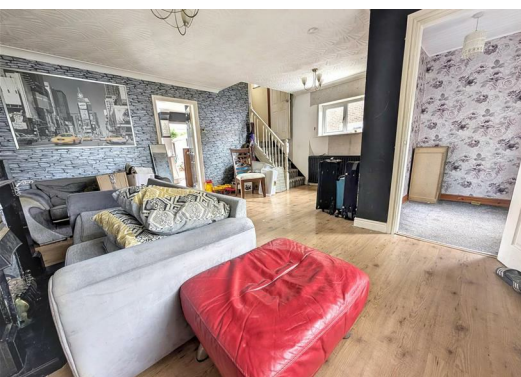
Offers in excess of £140,000

Good Move are delighted to bring this Three Bed Semi Detached House to the market ideally suited to buyers looking for a renovation project with the opportunity to add value and create a home tailored to their own taste and requirements.

The property briefly comprises an entrance hall, generous lounge, separate kitchen and useful utility space to the ground floor, with three well-proportioned bedrooms and a family bathroom located on the first floor. The layout offers excellent potential for a range of buyers, including families, first-time buyers and investors.

Externally, the property benefits from a driveway providing off-street parking, together with a good-sized rear garden.

Cedar Wood is situated within an established residential area of Gilberdyke, a well-connected village close to local shops, everyday amenities and schooling. Gilberdyke Railway Station is also within easy reach, providing convenient rail connections towards Hull, Leeds and York, while the A63 and M62 motorway network offer excellent road links for those commuting further afield.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		

