



11 St. Stephens Crescent
Gilberdyke, HU15 2UA

Asking Price of £150,000
Offers Invited

Property Features

- Detached Bungalow in popular residential Village
- Lounge, Dining Hall & Kitchen
- 3 Bedrooms & Bathroom
- Oil CH, Partial UPVC DG, Garage & Gardens
- In need of full renovation & repair

Full Description

THE PROPERTY

This consists of a spacious Detached Bungalow which is in need of full renovation and repair, being situated in a tucked away position in a small cul-de-sac in the popular residential Village of Gilberdyke which is located twixt Goole and Hull.

The property has the benefit of 3 Bedroom accommodation which presently comprises:

ACCOMODATION

ENTRANCE

UPVC framed side door into the:

KITCHEN 12' 9" x 8' 6" (3.89m x 2.59m)

Range of units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Built in oven and hob. Integrated fridge. Plumbing for auto washer. Oil fired central heating boiler and cupboard housing cylinder.

LOUNGE 16' 9" x 11' 9" (5.11m x 3.58m)

Stone TV and display shelves, large picture window to front, and radiator.

INNER PASSAGE

Leading to:

DINING HALL 8' 6" x 7' 0" (2.59m x 2.13m)

Radiator.

SIDE BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Radiator.

REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Built in wardrobes and radiator.



REAR BEDROOM 8' 9" x 8' 6" (2.67m x 2.59m)

Radiator.

BATHROOM

Coloured suite comprising panelled in bath and pedestal washbasin. Radiator and ceramic tiled walls.

SEPERATE TOILET

WC

LOFT SPACE

The loft space is accessed from the Inner Passage and is partly boarded with light and power.

TO THE OUTSIDE

Brick GARAGE with driveway approach from St Stephens Crescent.

Good sized Gardens to front and rear.

SERVICES

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

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

COUNCIL TAX

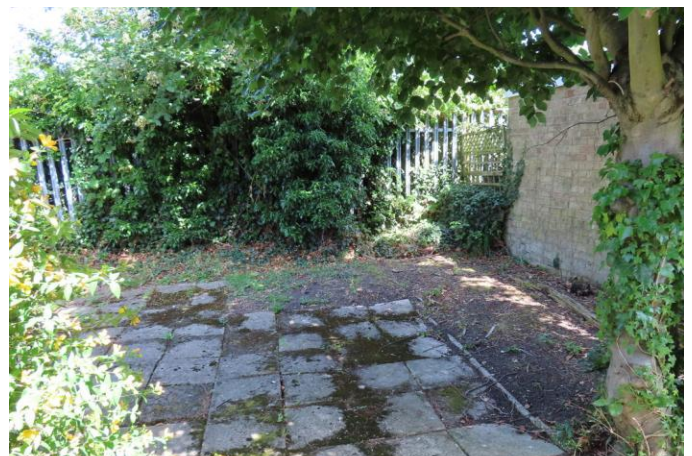
It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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