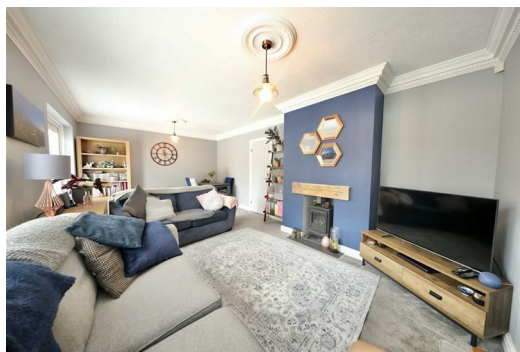




SYMONDS + GREENHAM

Estate and Letting Agents



14 Hawthorn Way, Brough, HU15 2YB

£230,000

FANTASTIC THREE BED DETACHED - POPULAR VILLAGE LOCATION - QUIET, RESIDENTIAL STREET - CLOSE TO TRAIN STATION - IDEAL FAMILY HOME - WELL PRESENTED THROUGHOUT - GARAGE AND OFF STREET PARKING

Located in the popular village of Gilberdyke, this beautifully presented three bedroom detached home offers the perfect blend of comfort, space and practicality – making it an ideal choice for family living. Set in a friendly residential area close to local amenities, it's ready to move straight into and enjoy. Step inside to a welcoming entrance hall leading to a well appointed kitchen, a handy downstairs W/C and a spacious open plan living and dining room. This inviting space features a charming log burner as a cosy focal point – perfect for relaxing together or entertaining friends. An integral garage provides useful storage or potential for conversion.

Upstairs, three generously sized bedrooms offer plenty of space for the whole family, with the primary bedroom benefiting from its own en suite. A large family bathroom completes the first floor. Outside, the rear garden is a real treat – private and well kept, with a mix of lawn, decking and paved patios, perfect for summer barbecues or a quiet evening outdoors. To the front, there's a lawned garden and a driveway providing off street parking.

DON'T MISS OUT...BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

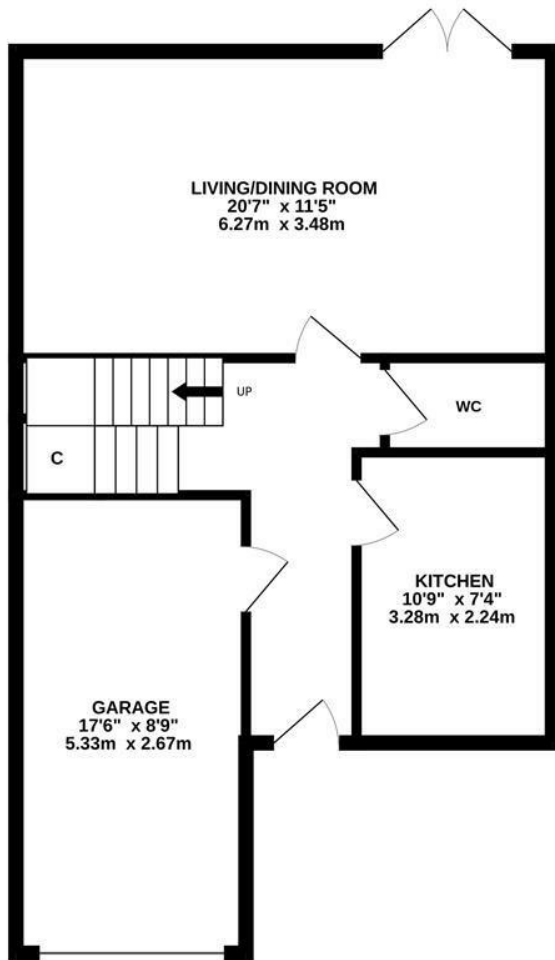
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

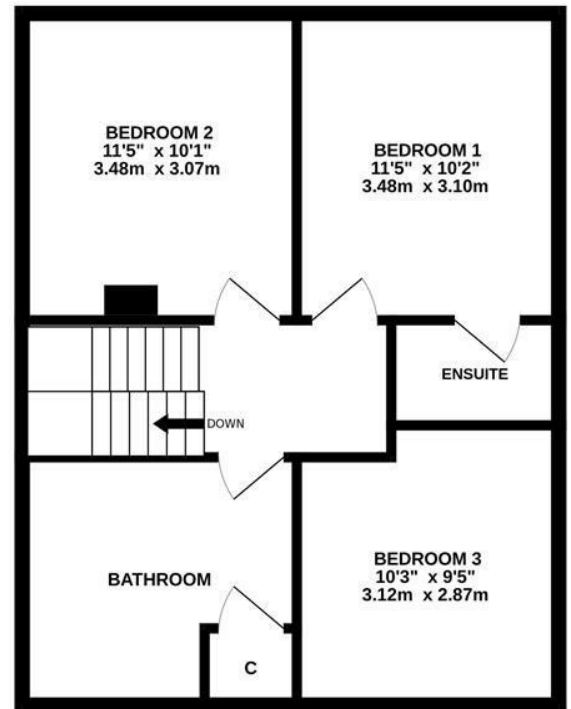
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	70	75

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			
England & Wales	EU Directive 2002/91/EC		

