



Sandholme Park, Gilberdyke, HU15 2GD

Price Guide £390,000 - £410,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Sandholme Park, Gilberdyke, HU15 2GD

## Key Features

- Exceptional Detached Family Home Extending To Over 1,700 Sq Ft
- Beautifully Presented And Significantly Improved Throughout
- Superb Day Room Extension Overlooking The Rear Garden
- Versatile Accommodation With Three Reception Rooms Plus Day Room
- Contemporary Breakfast Kitchen With Adjoining Utility Room
- Four Generous Double Bedrooms, Two With Fitted Wardrobes
- Principal Bedroom With Modern En-Suite Shower Room
- Double-Width Driveway Providing Ample Off-Street Parking
- Southerly Landscaped Rear Garden With Sandstone Patio And Two Summerhouses
- EPC = C / Council Tax = E

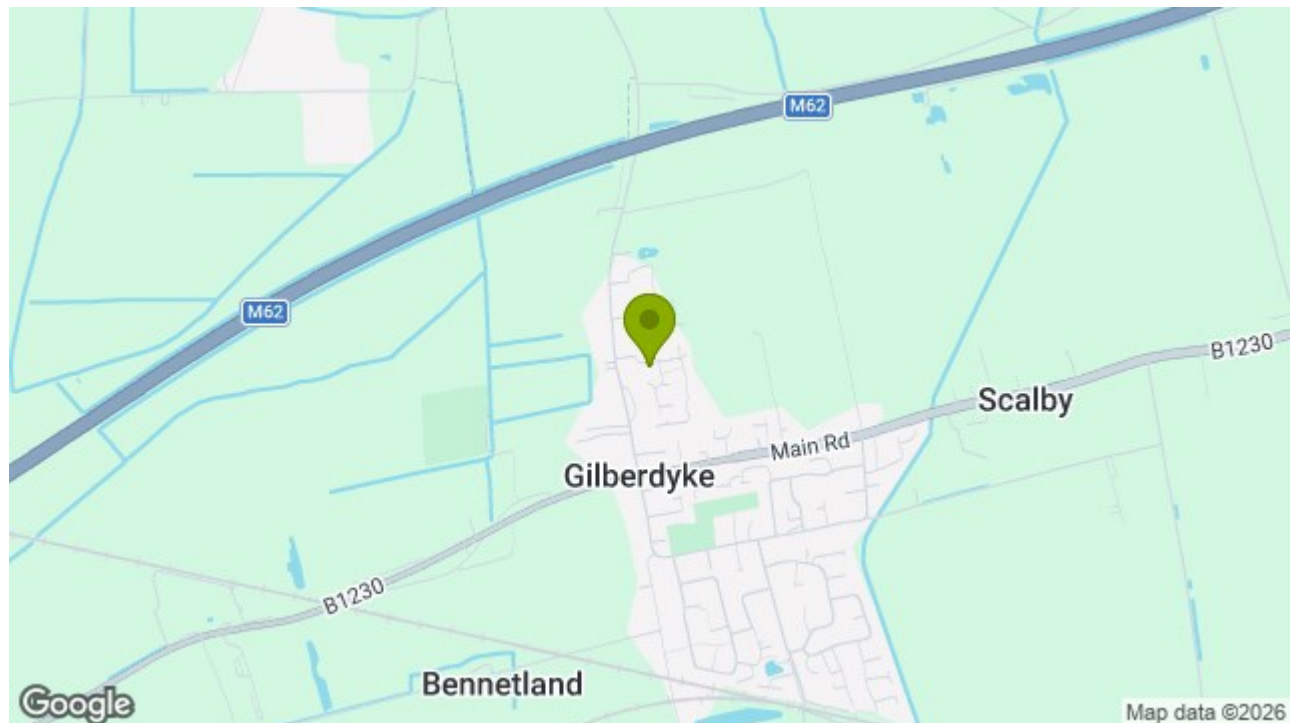
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 83        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

GUIDE PRICE £390,000 - £410,000 - This exceptional four-bedroom detached family home is a real credit to its current owners, offering beautifully presented accommodation that has been thoughtfully improved and extended over the years. Extending to over 1,700 sq ft, the property has been significantly enhanced by a superb day room extension and garage conversion, creating generous and versatile living space throughout.

The accommodation includes a welcoming entrance hall with cloakroom/WC, an attractive bay-fronted lounge, a separate sitting room, formal dining room and the impressive day room overlooking the garden. Completing the ground floor is a stylish contemporary breakfast kitchen with a useful adjoining utility room.

To the first floor are four generously sized double bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys a modern en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family shower room.

Outside, a double-width driveway provides excellent off-street parking to the front, while the southerly landscaped rear garden features an attractive sandstone patio, well-maintained lawn and two timber summerhouses, creating a wonderful space for relaxing and entertaining.













## ACCOMMODATION

The generously proportioned accommodation is arranged over two floors and briefly comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a composite entrance door, the welcoming hallway features a staircase leading to the first floor, together with a useful understairs storage cupboard.

#### CLOAKROOM/WC

Fitted with a two-piece suite comprising a WC and pedestal wash basin. There is a heated towel rail and waterproof wall panelling.

#### LOUNGE

A charming bay-fronted reception room centred around an attractive fireplace with a recessed electric stove beneath a timber mantel.

#### SITTING ROOM

A second well-proportioned reception room with a window overlooking the front elevation.

#### DINING ROOM

Ideal for formal entertaining, the dining room features stylish herringbone-effect flooring and ample space for a family dining suite. Timber and glazed doors open through to:

#### DAY ROOM

A superb addition to the property, enjoying pleasant views across the rear garden and French doors opening onto the patio. The herringbone-effect flooring continues seamlessly throughout.

#### BREAKFAST KITCHEN

Recently refitted and beautifully appointed, the

breakfast kitchen offers an extensive range of wall and base units with contrasting work surfaces and tiled splashbacks. A one-and-a-half bowl stainless steel sink unit is positioned beneath a rear-facing window. Integrated appliances include a fridge freezer and dishwasher, while a freestanding range cooker sits beneath a Stoves extractor hood. Additional features include a breakfast bar peninsula, under-cabinet lighting and a door opening onto the rear garden.

#### UTILITY ROOM

Fitted with work surfaces and providing space and plumbing for an automatic washing machine, along with space for a tumble dryer. There is a wall-mounted boiler and a window to the side elevation.

### FIRST FLOOR

#### LANDING

A spacious landing provides access to all first-floor accommodation. There is a window to the front elevation and a built-in airing cupboard.

#### BEDROOM 1

A substantial principal bedroom featuring fitted sliding wardrobes, two windows to the front elevation and direct access to the en-suite.

#### EN-SUITE

Recently upgraded with a contemporary finish, the en-suite comprises a pedestal wash basin, WC and corner shower enclosure with thermostatic shower. Further benefits include waterproof wall panelling, an anthracite heated towel rail and a side-facing window.

#### BEDROOM 2

A generous double bedroom with a full wall of fitted wardrobes and two windows overlooking the rear garden.

#### BEDROOM 3

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

#### BEDROOM 4

A fourth double bedroom with a window to the front elevation.

#### SHOWER ROOM

Beautifully appointed and fitted with a three-piece suite comprising a WC, vanity wash basin with storage and a large walk-in shower with glazed screen and thermostatic shower. The room is complemented by tiled walls, a heated towel rail and a side-facing window.

### OUTSIDE

#### FRONT

To the front of the property is a neatly maintained lawned garden alongside a double-width block paved driveway, providing ample off-street parking.

#### REAR

The southerly landscaped rear garden has been thoughtfully designed and features an extensive sandstone patio that wraps around the property, creating excellent space for outdoor seating and entertaining. A low-level wall with wrought iron railings and a gate leads to the lawned garden beyond, where a decked terrace occupies one corner. There are two timber summerhouses, one positioned within the garden itself and another closer to the house, benefiting from an electrical connection.

### 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 E. (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 / Leasehold

### 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 NTSEAT 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>m</sup>  
1748 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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