

Greenacre Park, Gilberdyke, HU15 2TY

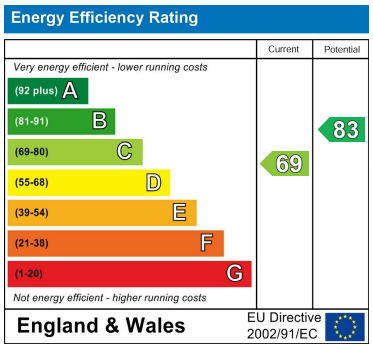
£250,000

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



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






SAMSUNG











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.
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Relax







Approximate total area(1)

1423 ft²

Reduced headroom

32 ft²

(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.

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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents