

Sandholme Road, Gilberdyke, HU15 2XH

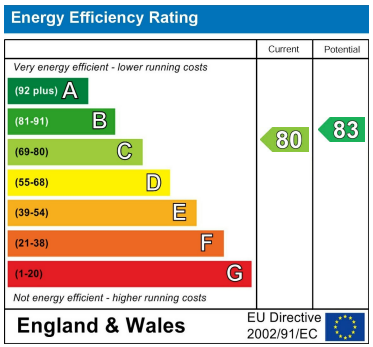
£385,000

Philip Bannister
Estate & Letting Agents

Sandholme Road, Gilberdyke, HU15 2XH

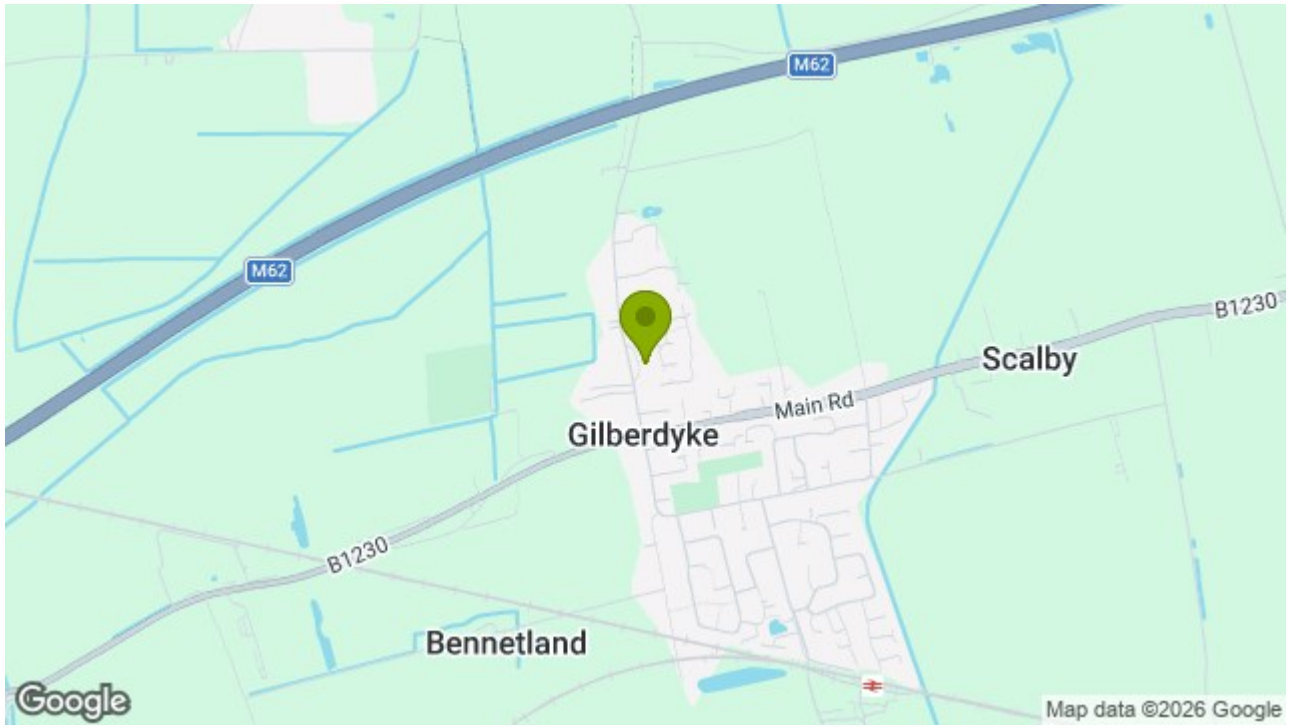
Key Features

- Individual Detached Home
- Pleasant Position Overlooking A Small Green
- 3 Double Bedrooms
- Spacious Front Facing Reception Room
- Superb Open Plan Dining Kitchen
- En-Suite & Luxurious Family Bathroom
- Large Utility Room & WC
- Front & Rear Gardens
- Driveway & Large Integral Garage
- EPC = C / Council Tax = E



Positioned in an enviable spot with pleasant views over a small green to the front, this individually built detached dormer house offers an impressive blend space and thoughtful design. Created by the current owners, the home opens with a welcoming entrance hall leading to a spacious front-facing lounge. To the rear, a fabulous open-plan dining kitchen forms the heart of the home, featuring a solid oak kitchen and French doors that open directly onto the garden. A large utility room and a convenient cloakroom/WC complete the well-planned ground floor accommodation.

Upstairs, a generous landing gives access to three well-proportioned double bedrooms, including a beautifully appointed principal bedroom with its own en-suite shower room. The luxurious family bathroom boasts a stylish four-piece suite. Outside, the property enjoys gardens to both the front and rear, the latter being part-walled and featuring a spacious patio ideal for outdoor dining. A driveway provides off-street parking and leads to a large integral garage.











ACCOMMODATION
The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
The welcoming entrance hall sits centrally and is accessed via a residential entrance door. A staircase leads to the first floor accommodation and there is a useful storage cupboard beneath.

LOUNGE
A spacious front facing reception room with pleasant views towards a green area to the front. There is a feature fireplace housing an electric fire and double doors opening to:

DINING KITCHEN
A fabulous open plan space with dedicated areas for cooking and dining. The fitted kitchen comprises a comprehensive selection of solid oak shaker style wall and base units which are mounted with granite worksurfaces, breakfast bar and upstands. There is a recessed sink unit sat beneath a window to the rear elevation and a range of appliances which include a Rangemaster stove, extractor hood and slimline dishwasher. There is space for a dining table and chairs, a tiled floor runs throughout and there are French doors opening to the rear garden.

UTILITY ROOM
A large utility room with a range of fitted wall and base units, contrasting worksurfaces and a tiled splashback. There is a stainless steel sink unit beneath a window to the rear, space and plumbing for an automatic washing machine and space for a further undercounter appliance. There is a continuation of the tiled flooring.

REAR ENTRANCE
Allowing access to the property through a glazed entrance door. There is a continuation of the tiled flooring and access to the double garage.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and pedestal wash basin beneath a tiled splashback. There is a window to the rear and a tiled floor.

FIRST FLOOR

LANDING
The landing provides access to the accommodation at first floor level. There is a dormer window to the front elevation with a useful study area beneath. A large cupboard provides excellent storage.

BEDROOM 1
A generous primary bedroom with a dormer window to the front elevation and access to:

EN-SUITE
The en-suite is fitted with a pedestal wash basin, WC and a large walk-in shower enclosure with a thermostatic shower and a tiled inset. A window is to the side elevation and there is a chrome heated towel rail.

BEDROOM 2
A second good sized double bedroom with a dormer window to the front elevation.

BEDROOM 3
A further double bedroom with two Velux windows.

BATHROOM
The luxurious bathroom is fitted with a four piece suite incorporating a WC, pedestal wash basin, corner shower enclosure with a thermostatic shower and tiled inset, and a free standing double end bath set beneath a Velux skylight. There is a chrome heated towel rail.

OUTSIDE
To the front of the property there is a lawned garden. A gated entry to the side leads to the rear garden which is mainly laid to lawn. There is a large patio area adjoining the property and a walled eastern boundary.

DRIVEWAY & INTEGRAL GARAGE
A gravel driveway provides off street parking and leads to a large integral garage. The garage features an automated folding shutter door, light and power supply.

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.

VIEWINGS
Strictly by appointment with the sole agents.




BREAD













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 NTSTEAT 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















Ground Floor



First Floor

Approximate total area(1)

1906 ft²

Reduced headroom

107 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.

GIRAFFE360

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