

# Park Row



**Greenacre Park, Gilberdyke, Brough, HU15 2TY**

**Offers Over £270,000**



**\*\* TWO RECEPTION ROOMS \*\* ENCLOSED REAR GARDEN \*\*** Situated in the village of Gilberdyke, this five bedroom detached property briefly comprises: Entrance Hall, ground floor w.c., Lounge, Kitchen Diner, Utility Room, Bedroom and Studio Room. To the First Floor, four bedrooms, one with an En-Suite and Family Bathroom. Externally, the property benefits from off-street parking and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





















## PROPERTY SUMMARY

This impressive five-bedroom detached property is situated in the highly sought-after village of Gilberdyke, offering a spacious and versatile living space perfect for family life. On the ground floor, the welcoming entrance hall leads to a convenient ground floor w.c., a bright and airy lounge diner, and a well-equipped kitchen with breakfast bar, ideal for family meals and entertaining. The property also benefits from a utility room, a playroom/bedroom, and a studio room, providing ample space for various uses to suit your needs. The first floor boasts a spacious landing, four generously sized bedrooms, with the master bedroom featuring an en-suite. A modern family bathroom completes the first-floor layout, offering comfort and convenience. Externally, the property is set on a well-maintained plot with a laid-to-lawn area at the front, complemented by a mix of brick block, and stone hardstanding driveway, providing off-road parking. To the rear, the garden is fully enclosed, with a laid-to-lawn area and a block-paved section, perfect for outdoor living and entertaining.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

12'11" x 6'5" (3.94m x 1.97m)

### Ground Floor W.C.

5'9" x 2'7" (1.77m x 0.81m)

### Lounge

20'11" x 12'5" (6.39m x 3.79m)

### Bedroom Five / Playroom

13'0" x 9'0" (3.98m x 2.76m)

### Breakfast Kitchen

13'0" x 9'9" (3.97m x 2.98m)

### Utility Room

7'0" x 6'4" (2.14m x 1.94m)

## FIRST FLOOR ACCOMMODATION

### Landing Study Area

22'11" x 5'2" (7.01m x 1.58m)

### Bedroom One

14'6" x 12'5" (4.43m x 3.81m)

### En-Suite

9'6" x 6'1" (2.90m x 1.87m)

### Bedroom Two

12'0" x 9'9" (3.67m x 2.99m)

### Bedroom Three

12'8" x 8'9" (3.87m x 2.68m)

### Bedroom Four

10'5" x 7'0" (3.20m x 2.15m )

### Bathroom

11'11" x 6'5" (3.64m x 1.98)

## EXTERIOR

### Front

Laid to lawn front garden with decorative shrubs. Brick block and stone hardstanding driveway.

### Rear

Enclosed rear garden, predominantly laid to lawn with block paving area.

## DIRECTIONS

From our Goole office on Pasture Road, turn left at the mini roundabout onto Centenary Road. At the end, turn right onto Airmyn Road/Boothferry Road A614. Continue on Boothferry Road taking the first exit on the roundabout to continue on the A614. At the next roundabout take the third exit onto Main Road. Turn right onto Scalby Lane and then right onto Station Road. Take a further left where the property can be clearly identified by a Park Row 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

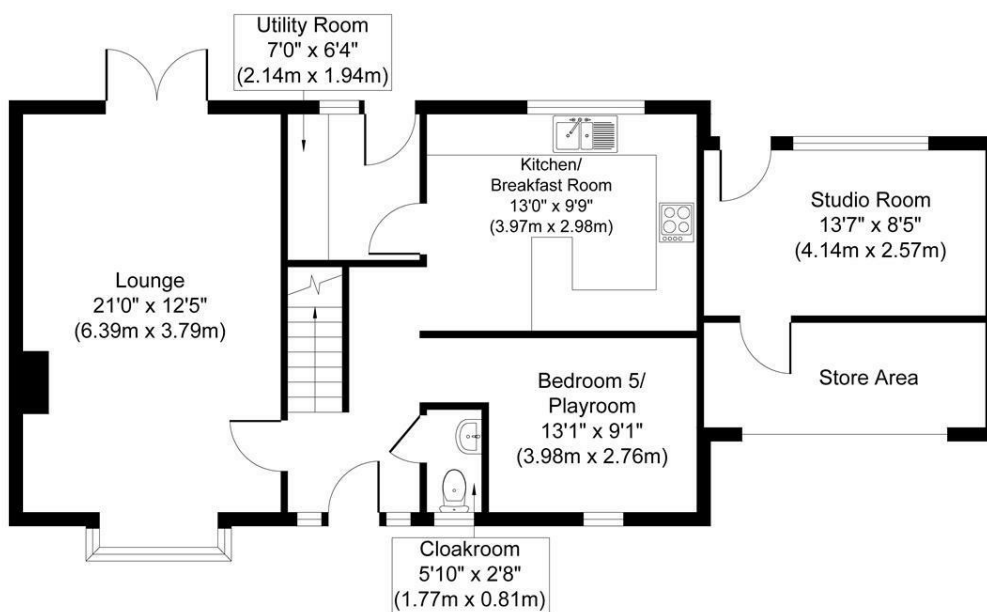
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

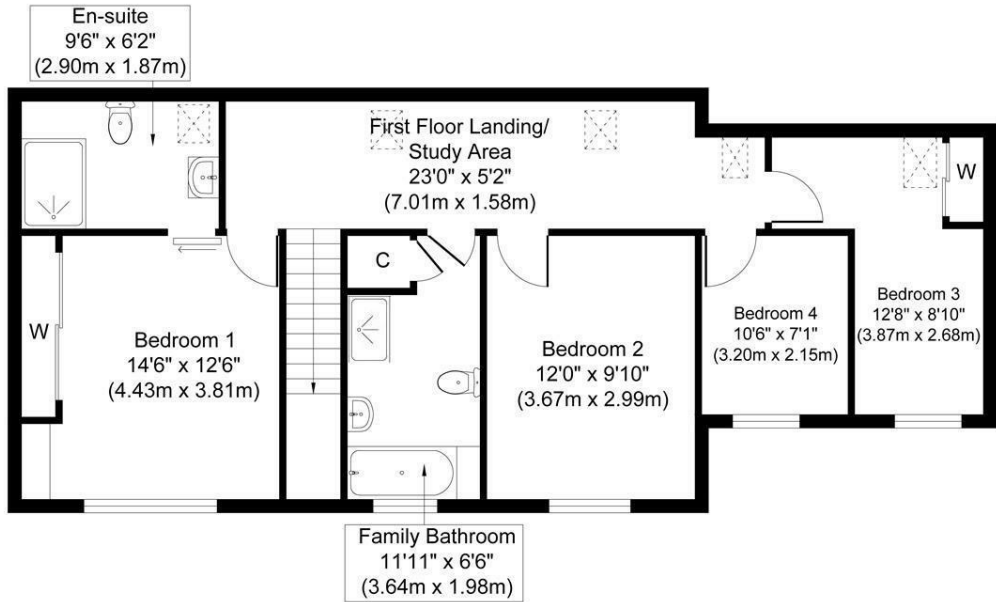
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**818 sq. ft**  
**(75.95 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**First Floor**  
**Approximate Floor Area**  
**808 sq. ft**  
**(75.06 sq. m)**

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