



Broad Lane, Gilberdyke, HU15 2TE  
Auction Guide £80,000

Philip  
**Bannister**  
Estate & Letting Agents

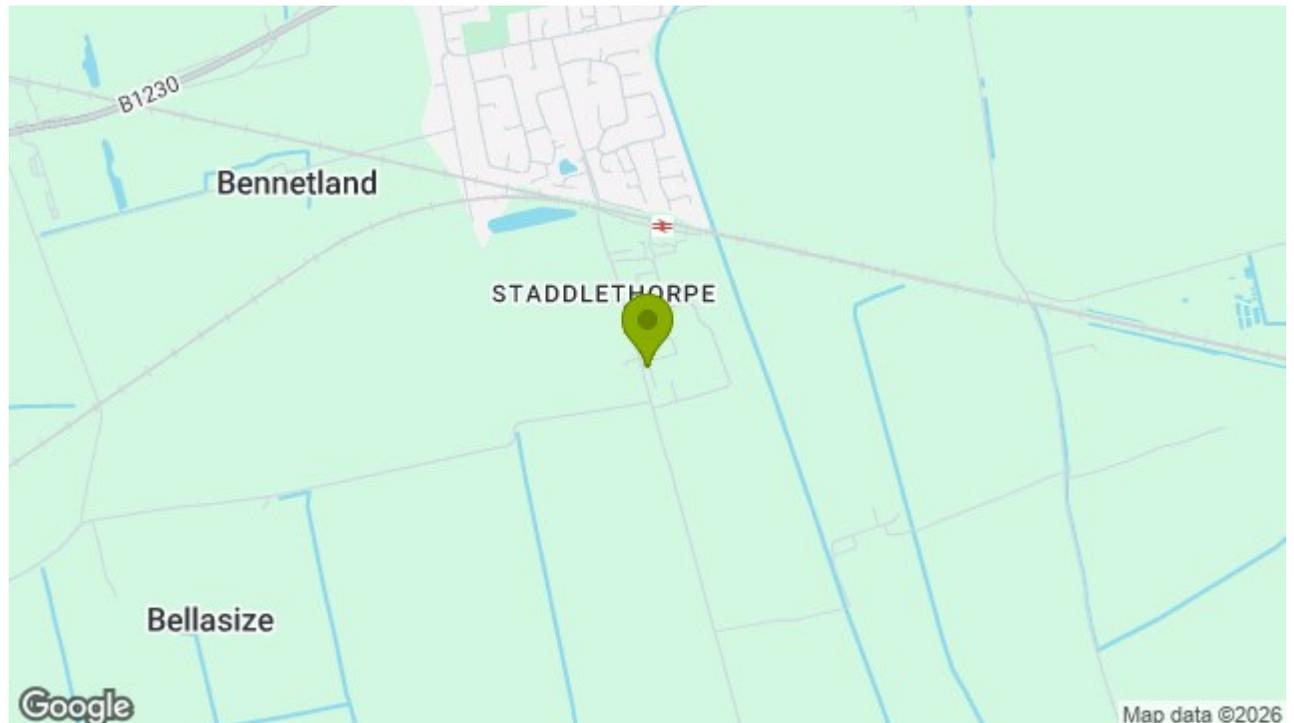
# Broad Lane, Gilberdyke, HU15 2TE

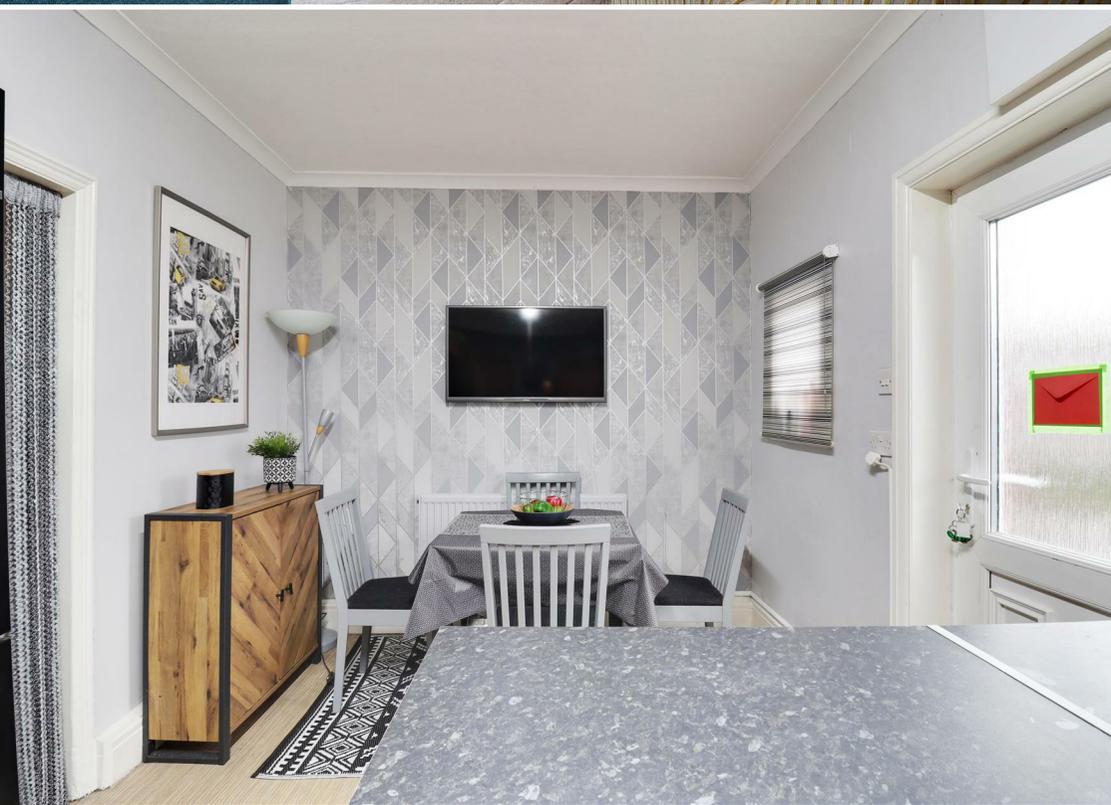
\*For Sale Via Modern Method of Auction\* Situated in the popular village of Gilberdyke, this charming two-bedroom end-of-terrace home is ideal for first-time buyers. Offering two generously sized double bedrooms and a fantastic modern bathroom, the property provides comfortable and stylish living. The added benefit of off-street parking and a garage ensures convenience, while the desirable location offers excellent local amenities and transport links. Perfect for those looking to step onto the property ladder, this home is not to be missed!

## Key Features

- FOR SALE VIA MODERN METHOD OF AUCTION
- End of Terrace
- Detached Garage
- Off-Street Parking
- Perfect Starter Home
- Ideal Buy-To-Let
- Rarely Available
- EPC =D

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		
	58	82
England & Wales	EU Directive 2002/91/EC	





## GILBERDYKE

Gilberdyke is located approximately fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Doctors Surgery, Garden Centre and recreational facilities. Superb transport links include a main line Railway Station and easy access to the A63 for Hull & Beverley and the M62 motorway for Leeds and Doncaster.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with stairs off.

### LIVING ROOM

12'10 x 14 (3.91m x 4.27m)

A generous living room with access to the under-stairs cupboard and a window to the front elevation.

### DINING KITCHEN

17 x 8'11 (5.18m x 2.72m )

With a comprehensive range of wall and base fitted units, laminated work surfaces and upstands. Further benefitting from space for a gas cooker, plumbing for an automatic washing machine, vented for a tumble dryer, two windows and a door to the rear elevation and ample dining space.

## FIRST FLOOR;

### BEDROOM 1

14'11 + wardrobes x 9'11 (4.55m + wardrobes x 3.02m)

A bedroom of double proportions with fitted wardrobes, alcove fitted storage and a window to the front elevation.

### BEDROOM 2

9'6 x 12'7 (2.90m x 3.84m )

A further bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

### SHOWER ROOM

8'8 x 6'10 (2.64m x 2.08m )

With a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from a storage cupboard, a heated towel rail and a window to the rear.

## EXTERNAL;

### FRONT

With a small forecourt style laid mainly to gravel with a footpath leading to the front door.

### REAR

A rear car parking space directly outside the rear of the property, leading directly to the tenfoot which then has a courtyard style garden and a detached single garage.

## GARAGE

With up & over door, light & 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 replacement 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 A (East Riding Of Yorkshire Council). We would recommend a purchaser make

their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

## 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 independent 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.

## AGENTS 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### **AML**

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

### **AUCTIONEER COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### **AUCTION VIEWINGS**

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.



GROUND FLOOR

1ST FLOOR



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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