



Fair View Close, Gilberdyke, HU15 2WG
£215,000

Philip
Bannister

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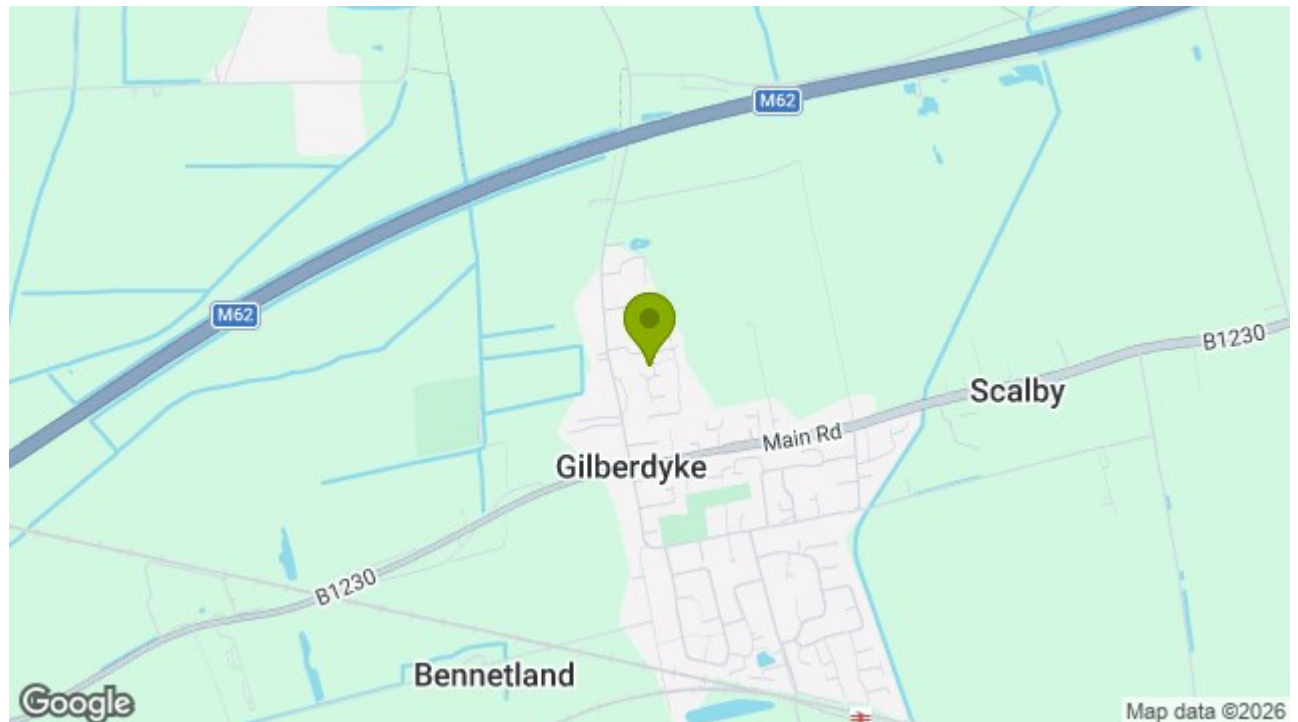
Key Features

- 3 Bedroom Semi-Detached Home
- Desirable Cul-De-Sac Setting
- Pleasant Front Aspect Over Greenspace
- Spacious Dining Kitchen
- Modern Bathroom
- Fitted Primary Bedroom
- Low Maintenance Rear Garden With Westerly Aspect
- Side Driveway With EV Charger
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated on the outskirts of the village within a highly desirable cul-de-sac, this attractive semi-detached home enjoys an open front aspect overlooking greenspace and provides well-proportioned accommodation ideal for modern family living. The entrance hall leads through to a bay-fronted lounge, while the spacious dining kitchen offers an excellent entertaining and family space, complemented by a practical utility room and ground floor WC.

To the first floor are three generously sized bedrooms, including a principal bedroom with fitted wardrobes, together with a contemporary family bathroom. Outside, the property benefits from gardens to the front and a low-maintenance westerly rear garden laid with artificial turf. A side driveway provides off-street parking and is equipped with an EV charging point.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor and an internal door leads to:

LOUNGE

A bay fronted reception room having a feature fireplace housing a living flame gas fire upon a hearth with backplate and mantle.

DINING KITCHEN

A fitted kitchen comprises a selection of 'midnight blue' wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear, integral appliances include an oven, hob, filter hood and dishwasher. There is space for a larger fridge freezer, space for a dining table and chairs. Windows to two elevations and a door leading to the garden.

UTILITY ROOM

There is a fitted wall unit, worksurface, tiled splashbacks and space and plumbing for an automatic washing machine and a tumble dryer. A window to the rear elevation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a wall hung wash basin with a tiled splashback.

FIRST FLOOR

LANDING

With a built-in airing cupboard and access to the first floor accommodation.

BEDROOM 1

A double bedroom with a wall of fitted wardrobes. Two windows to the front elevation.

BEDROOM 2

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

BEDROOM 3

8' x 6'6 (2.44m x 1.98m)

A good sized third bedroom with a window to the rear elevation.

BATHROOM

A contemporary bathroom, fitted with a three piece suite comprising WC, vanity wash basin with storage unit and a panelled bath with a glazed screen, tiling and a thermostatic shower over. There is half-height tiling to the walls and a window to the side elevation.

OUTSIDE

To the front of the property there is a lawned garden with a footpath leading to the property. To the rear there is a good sized garden which had been designed for low maintenance and enjoys a westerly aspect. A patio area adjoins the property and there is artificial turf beyond.

DRIVEWAY

To the side of the property there is a driveway providing off street parking and has the benefit of an EV charger.

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 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

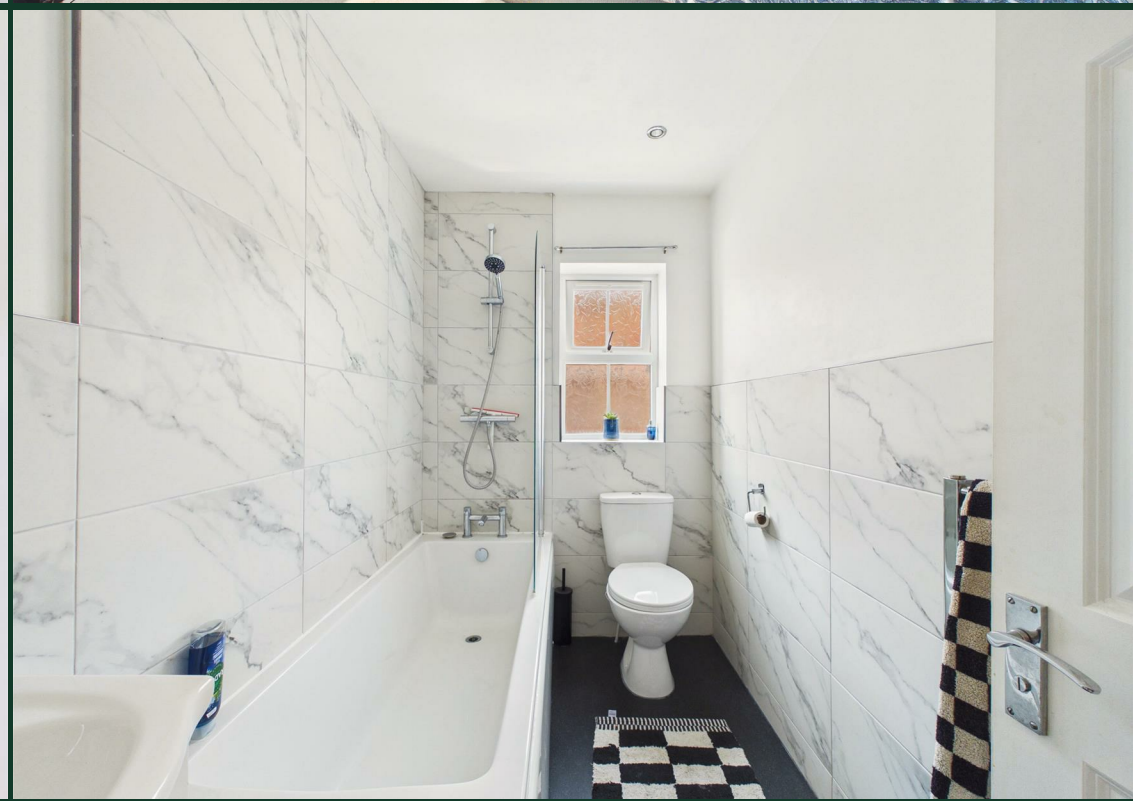
We understand that the property is Freehold.

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.

VIEWINGS

Strictly by appointment with the sole agents.



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

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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





Ground Floor



First Floor



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Approximate total area⁽¹⁾
826 ft²

(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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