



## 51 WENTWORTH CLOSE

BROUGH, HU15 2GF

£950

Set within the charming village of Gilberdyke, this delightful semi-detached house on Wentworth Close offers a perfect blend of modern living and community spirit. Built in 2016, the property boasts a contemporary design and is situated on a pleasant street, making it an ideal home for families.

The house features three well-proportioned bedrooms and features a lovely enclosed garden with views across open fields.

Surrounded by a small park and local amenities, this property is perfectly positioned for those who appreciate the tranquillity of village life while still having access to essential services. The quiet atmosphere of the area makes it an excellent choice for families, offering a safe environment for children to play and grow.

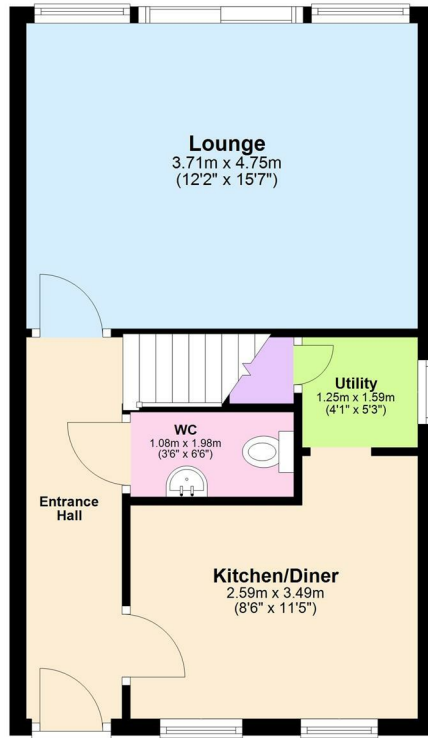


**Cartref Lettings**

L I C E N S E D   A G E N T

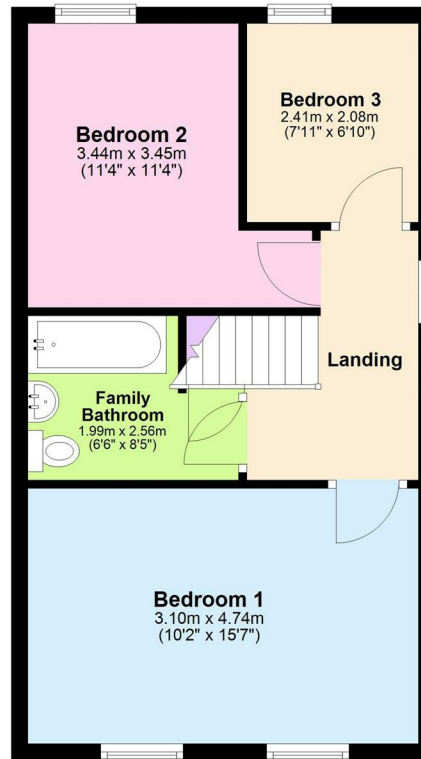
## Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)



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>	79	84
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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