





## THE LOCATION

Gilberdyke is an established community some 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 and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

## THE PROPERTY

A fantastic opportunity to acquire this spacious and immaculately presented three bedroom semi detached house which stands in a lovely location with the most thoughtfully designed rear garden perfect for outdoor entertaining. The property has been extended and upgraded by the current owners which includes a stunningly appointed bespoke kitchen. The impressive accommodation benefits from upvc double glazing and gas central heating and comprises entrance hall, living/dining room, kitchen, family bathroom and a double bedroom to the ground floor. The first floor comprises of two further bedrooms, the master boasting a good sized en suite. Viewing could not be more highly recommended to fully appreciate all this property has to offer.



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door leads into the entrance hall with wood effect Kardean flooring. Telephone point, coving to ceiling and hatch to loft space.

#### LIVING/DINING ROOM 29'3" x 10'0" (8.91m x 3.04m)

A beautifully presented spacious room with patio doors to the rear overlooking the rear garden opening onto the lovely timber decked patio area. Tv point. Coving to ceiling and stairs off to the first floor.

#### KITCHEN 9'8" x 8'8" (2.94m x 2.63m)

A stunning range of modern wall and floor units with complimentary marble effect work surfaces and splash backs with wall mounted cupboard housing gas central heating boiler. Comprising of one and a half bowl stainless steel sink unit, integrated double oven and four ring electric hob with stainless steel chimney extractor over. There are further integrated appliances including a microwave, fridge freezer, washing machine, tumble dryer and dish washer. Stylish Kardean tile effect flooring and recessed spotlights to the ceiling give the kitchen a sleek finish.

#### FAMILY BATHROOM

Modern white suite comprising of low level Wc, pedestal hand basin and panelled bath with electric shower over. Complimentary tiling to the walls and Kardean wood effect flooring. Coving to ceiling and extractor fan.

#### BEDROOM TWO 8'11" x 7'8" (2.72m x 2.34m)

To the rear of the property with coving to ceiling and decorative ceiling rose.

### FIRST FLOOR

### LANDING

#### MASTER BEDROOM 8'8" max x 18'7" max (2.63m max x 5.67m max)

Overlooking the rear garden this well designed room provides excellent storage having been extended into the eaves with recessed cupboard and shelving. Recessed spotlights to ceiling and Tv point.

#### EN - SUITE 5'11" x 5'4" (1.81m x 1.63m)

White suite comprising low level Wc, vanity sink unit with storage under and shower cubicle with mains fed shower. Complimentary tiling to the walls and Kardean flooring. Extractor fan, recessed spotlights to ceiling and decorative heated towel rail. Extractor fan.

#### BEDROOM THREE 18'7" max x 6'2" (5.66m max x 1.89m)

A good sized room with generous storage built into the eaves accessed by sliding wardrobe doors. Recessed spotlights to ceiling and Tv point.

### OUTSIDE





### FRONT GARDEN

Laid mainly to lawn with decorative planting and block paved pathway leading onto the..

### SIDE DRIVEWAY

A generous sized driveway, being block paved with decorative gravel providing ample off street parking.

### REAR GARDEN

The delightful rear garden has been thoughtfully designed and maintained by the current owners. Offering a good degree of privacy the garden boasts an excellent sized timber decked patio ideal for Al-fresco dining looking over the lawned area with well established planting to the borders and fencing with decorative trellis and useful outside lighting. There are two large storage sheds at the end of the driveway having numerous electric points and lighting.

### ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your

property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

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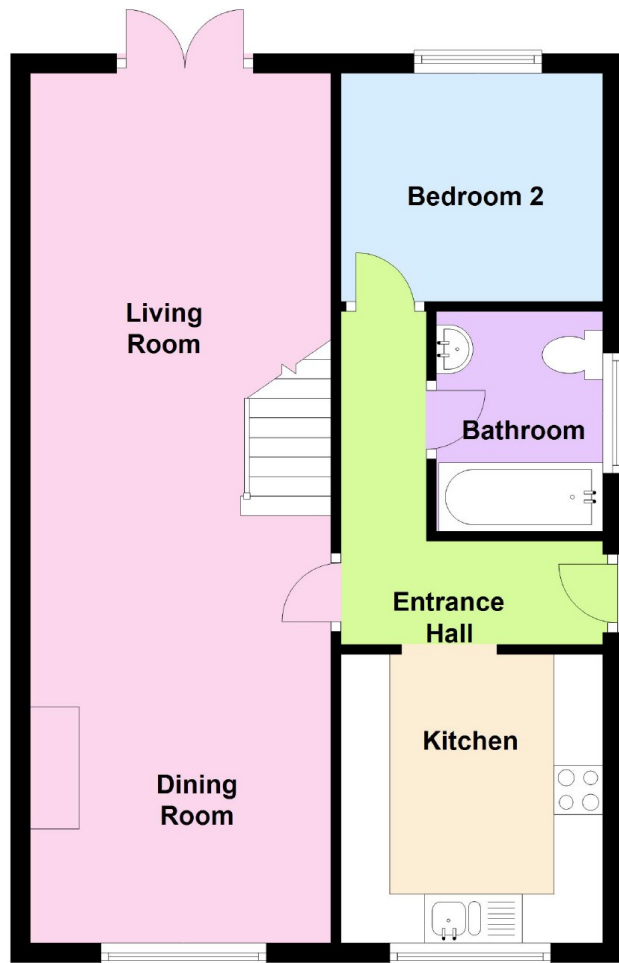




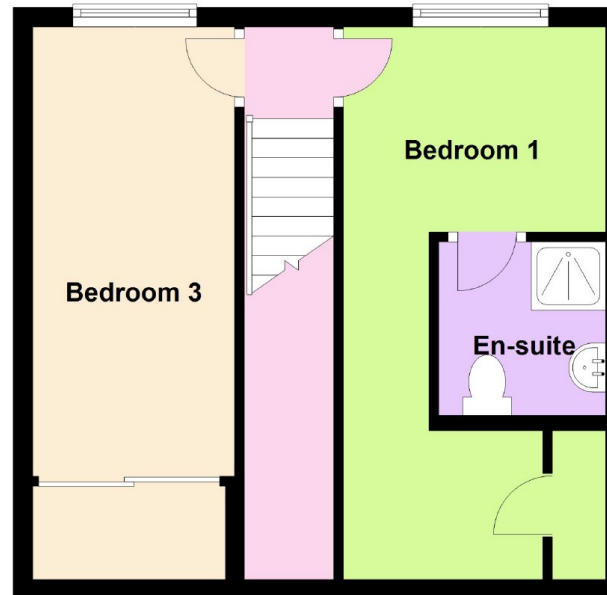
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



# CLUBLEYS

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