5, Chapel Garth, Gilberdyke, HU15 2UH
No Onward Chain £168,000







End-terrace house located on Chapel Garth, Gilberdyke. This delightful property offers a comfortable living space, perfect for small families, couples and first time buyers.

The house features a well-proportioned reception room, conservatory and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom.

Outside the gardens and driveway have been landscaped for ease of maintenance and provide ample off street parking.

Situated in the friendly community of Gilberdyke, within easy reach of local amenities and transport links this house will appeal to a wide range of buyers.

Tenure - Freehold
Council Tax Band - A
EPC - C

Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
1.88m x 1.91m max (6'2" x 6'3" max)
Composite front door with decorative glazed panels complete with window to the side and stairs off to the first floor.

LIVING ROOM
5.69m x 3.05m (18'8" x 10'0")
Feature fireplace with brick effect surround and slate effect inset and hearth housing log burner. Laminate flooring and patio doors into conservatory.

CONSERVATORY
3.35m x 2.69m (10'11" x 8'9")
With french doors opening into the rear garden.

KITCHEN
4.620 x 2.660 (15'1" x 8'8")
Comprising of a range of wall and floor units with complimentary work surfaces incorporating stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge, freezer, dishwasher and space for washing machine. Understairs storage cupboard and UPVC half glazed door gives access to the rear garden.

WC
1.4m x 0.74m (4'7" x 2'5")
White low level WC, UPVC double glazed window to the side.

FIRST FLOOR

LANDING
2.39m x 0.84m (7'10" x 2'9")
Hatch to loft space.

MASTER BEDROOM
4.95m x 2.62m (16'2" x 8'7")
Window to the front elevation, cupboard over stairs.

BEDROOM TWO
3.56m x 2.9m (11'8" x 9'6")
Cupboard providing ample storage, airing cupboard housing gas central heating boiler.

FAMILY BATHROOM
2.24m x 1.65m (7'4" x 5'4")
White suite comprising of vanity sink unit with square basin, low level WC, shower cubical and bath. PVC wall panelling and chrome towel radiator.

OUTSIDE
To the front of the property the driveway is block paved with decorative chippings providing ample off street parking. The rear garden is paved for ease of maintenance.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains gas, electricity, water and drainage are connected.

APPLIANCES
No appliances have been tested by the agents.

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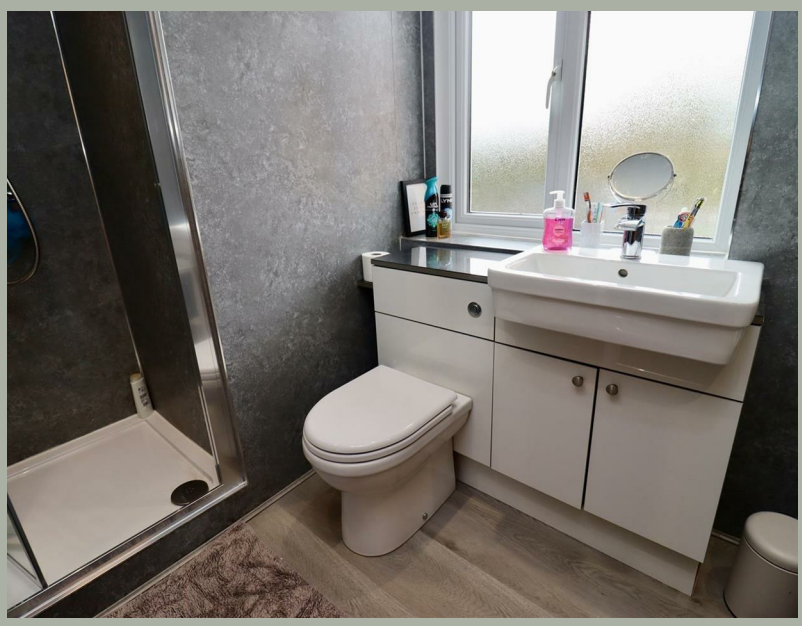
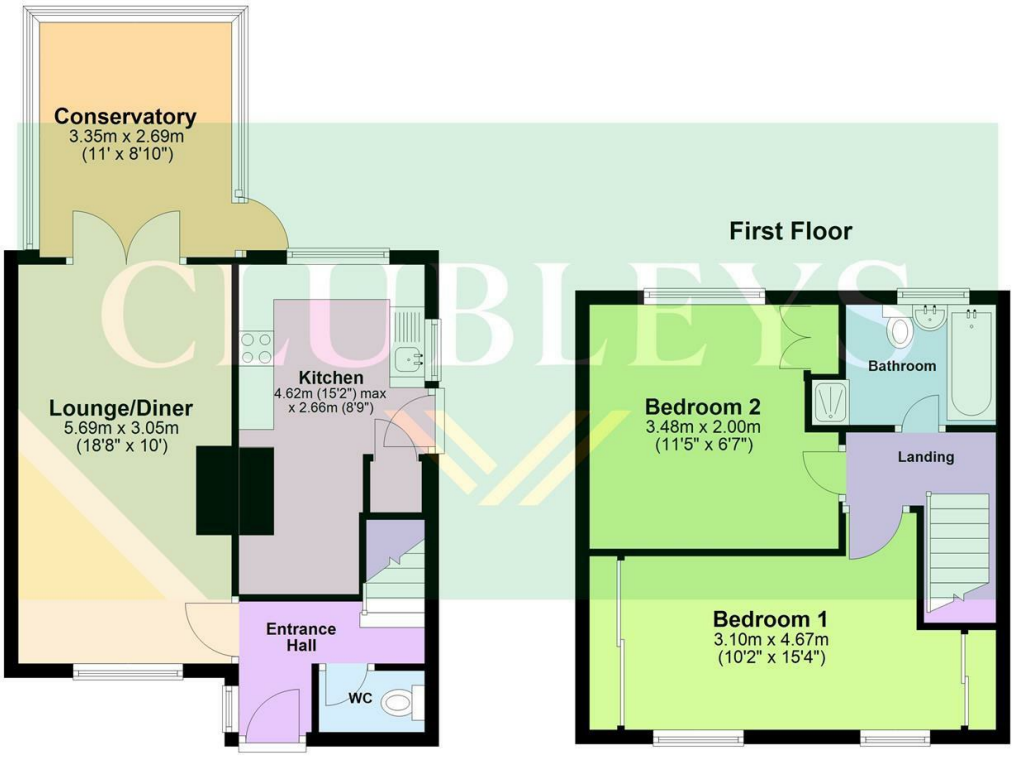


Ground Floor



Total area: approx. 81.8 sq. metres (880.5 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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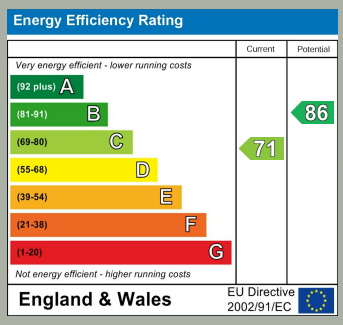

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.