CLUBLEYS

54, Bellasize Park, Gilberdyke, HU15 2XU

£180,000







A beautifully presented and extended two bedroom semi-detached bungalow, situated in this highly sought after village location.

The well-proportioned accommodation comprises an entrance hallway, fitted kitchen, spacious living room, two comfortable bedrooms, family bathroom and an additional shower room.

Externally, the property benefits from a gravelled side driveway providing off-road parking, together with attractive lawned garden to both the rear with a good sized patio area, offering excellent outdoor space for relaxation and entertaining.

TENURE - FREEHOLD
COUNCIL TAX BAND B
EPC - TBC

Tenure: Freehold
East Riding Council
BAND: B

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Upvc front entrance door leads into the entrance hall giving access to all rooms.

LIVING/DINING ROOM
3.66m x 3.02m/3.16m x2.79m (12'0" x 9'10"/10'4" x9'1")
A fabulously presented spacious room with feature fireplace having a light wood surround with marble effect inset and hearth housing a free standing log effect burner stove. Extending into the dining area with patio doors off leading into the rear garden.

KITCHEN
3.11m x 2.38m (10'2" x 7'9")
Having a good range of light wood effect wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, integrated oven, four ring electric hob with chimney extractor over and space for a fridge freezer. Complimentary part tiling to the walls and vinyl flooring.

CUPBOARD/UTILITY
1.53m x 0.69m (5'0" x 2'3")
With plumbing for washing machine.

BEDROOM ONE
4.01m x 3.03m (13'1" x 9'11")
A good sized double to the front of the property, fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
2.88m x 2.72m (9'5" x 8'11")
Double room to the front of the property.

BATHROOM
1.97m x 1.64m (6'5" x 5'4")
White suite comprising of low level Wc, pedestal hand basin and jacuzzi bath with mixer tap. Tiling to the walls and floor, wall mounted chrome ladder radiator and extractor fan.

SHOWER ROOM
1.88m x 1.65m (6'2" x 5'4")
Comprising of vanity sink unit with storage under, low level Wc and large shower cubicle with mains fed shower.Vinyl flooring, part tiled walls and extractor fan.

OUTSIDE
The front garden and long side driveway have been laid to stone for ease of maintenance and provides ample off street parking. The rear garden is laid mainly to lawn with a patio area and a feature timber raised border.

APPLIANCES
No appliances have been tested by the agent.

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

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.

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

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



Total area: approx. 63.0 sq. metres (677.9 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.

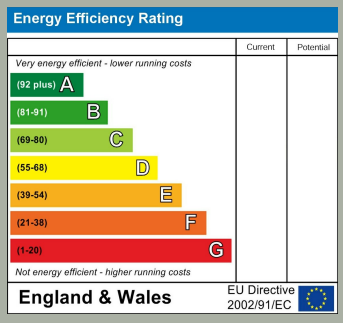
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

CLUBLEYS

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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.