



40, Hansard Drive,
Gilberdyke, HU15 2TT
£215,000

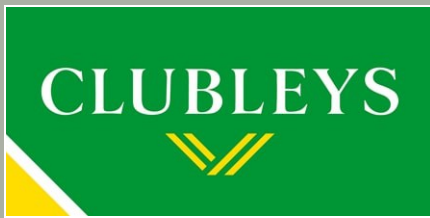


This delightful dormer bungalow on Hansard Drive is an ideal home for families and individuals alike. With three well-proportioned bedrooms to the first floor and one bedroom on the ground floor, this property provides ample space for relaxation and privacy. The two reception rooms are thoughtfully designed, allowing for families to have time together.

This home has contemporary styling throughout the bungalow creates a warm and inviting atmosphere, while the abundance of storage ensures that all your belongings can be neatly tucked away. The extended layout of the property enhances its spacious feel, making it a practical choice for a growing family.

The property boasts parking for up to three cars, providing convenience and ease of access. There is electric heating throughout the property. The location is particularly appealing, situated in a friendly community with local amenities and transport links nearby, making daily life effortless.

This bungalow is not just a house; it is a place where memories can be made. With its perfect combination of space, style, and practicality, this property is ready to welcome you home. Viewing is essential.



Tenure: Freehold
East Riding of Yorkshire
BAND: A

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

UPVC double glazed door to side elevation, LVT wood effect flooring, storage cupboard, doors leading to...

BEDROOM FOUR

2.908 x 2.152 (9'6" x 7'0")

UPVC double glazed window to front elevation, built in storage cupboards.

LOUNGE

5.310 x 3.402 (17'5" x 11'1")

UPVC Double glazed window to front elevation, LVT wood effect flooring.

DOWNSTAIRS BATHROOM

2.050 x 1.624 (6'8" x 5'3")

UPVC double glazed window to side elevation, panel bath with shower over and shower screen, concealed WC and vanity wash basin. Tiled walls and flooring.

DINING KITCHEN

5.580 x 3.980 max (18'3" x 13'0" max)

Two UPVC double glazed windows and french doors to rear elevation. Contemporary kitchen comprising: base and wall mounted units, wall mounted oven and microwave, induction hob with extractor hood over, sink with drainer and mixer tap, plumbed for washer, LVT wood effect flooring, breakfast peninsula. Dining area with space for table and stairs to the first floor off.

FIRST FLOOR

LANDING

Doors leading to...

SHOWER ROOM

1.710 x 2.039 (5'7" x 6'8")

Sky light window, heated towel rail, partially tiled flooring and wall, shower cubicle, pedestal wash basin, and low level WC.

MASTER BEDROOM

3.281 x 3.707 (10'9" x 12'1")

UPVC double glazed window to side elevation and sky light to front elevation. Storage cupboards built into roof space.

BEDROOM TWO

2.148 x 3.233 (7'0" x 10'7")

UPVC double glazed window to rear elevation.

BEDROOM THREE

2.312 x 2.609 (7'7" x 8'6")

Storage cupboard UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property, there is a lawned garden, with side driveway, gated access to side leading to paved and lawned garden with mature trees to the rear.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcome.org.uk?en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcome.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 services to you. Details can be found on our website.

We believe the tenure of the property to be Freehold.

EPC RATING - COUNCIL TAX BAND - A

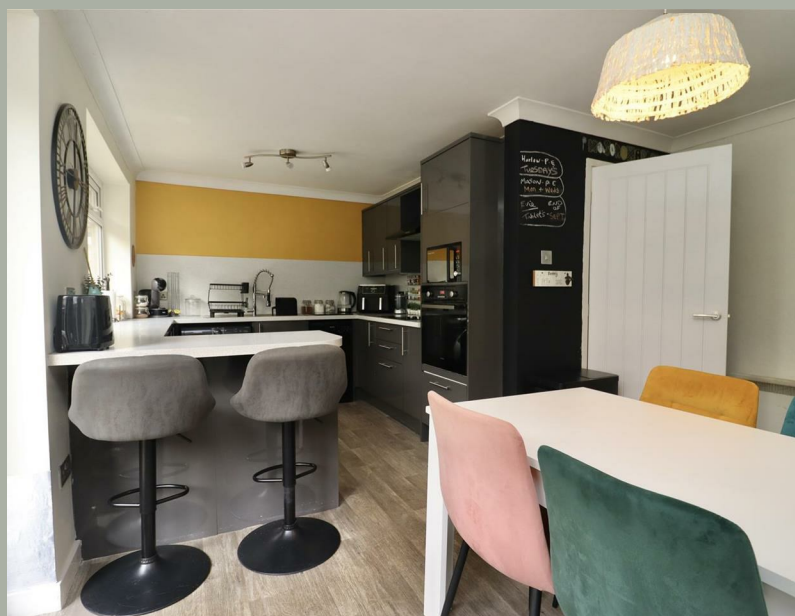
SERVICES

Mains drains, water and electricity.

APPLIANCES

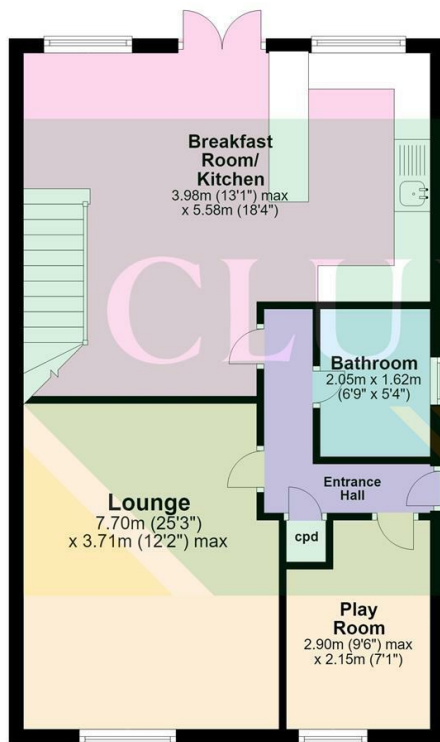
None of the appliances have been tested by the agent.

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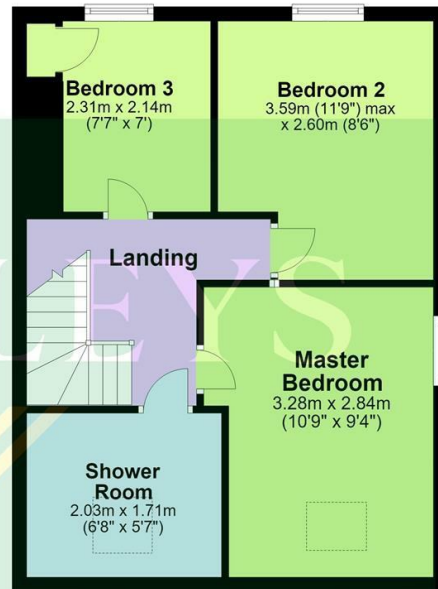


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 95.3 sq. metres (1025.3 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

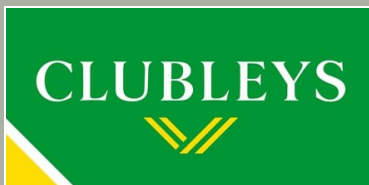
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.