



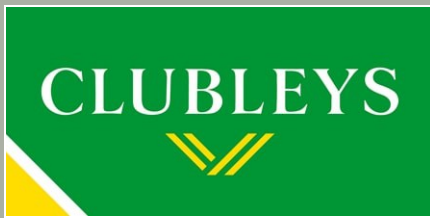
3, Hawthorn Way,
Gilberdyke, HU15 2YB
Guide Price £165,000



A well presented traditional bungalow located in the popular village of Gilberdyke. Close to local amenities and transport this accommodation comprises of kitchen, living/dining room, two bedrooms and a bathroom. Outside there are landscaped gardens to the front and rear, driveway and garage.

Contact our office today to arrange your appointment to view.

East Riding of Yorkshire Council Band - B
Tenure - Freehold
EPC Rating - Tbc



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Upvc door leads into the entrance porch with a further door giving access into the..

KITCHEN

3.57m x 2.77m (11'8" x 9'1")

Dual aspect with a good range of dark wood effect wall and floor units with complimentary work surfaces/splash backs incorporating sink unit, integrated oven, four ring electric hob with extractor over and storage cupboard. Recessed spotlights to the ceiling, coving, laminate flooring and space for fridge and washing machine. Door into..

INNER HALLWAY

Leading to all rooms with side door off, laminate floor and hatch to loft space.

LIVING/DINING ROOM

6.07m x 3.19m (19'10" x 10'5")

Spacious room with bow window, recessed feature fireplace with timber mantle housing log burner, brick surround and slate effect hearth. Coving to ceiling. Space for additional dining table.

BEDROOM ONE

3.68m x 3.19m (12'0" x 10'5")

A good sized double to the rear of the property.

BEDROOM TWO

2.78m x 2.35m (9'1" x 7'8")

To the rear with coving to the ceiling.

BATHROOM

2.05m x 1.65m (6'8" x 5'4")

Suite comprising of low level WC, pedestal hand basin and panelled bath with electric shower over. Full tiling to the walls and vinyl floor. Extractor fan.

OUTSIDE

The front garden is paved for ease of maintenance with mature planting to the borders. The side driveway provides ample off street parking leading to the garage. The rear garden has also been landscaped with mature shrubbery to the boundary line..

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.

APPLIANCES

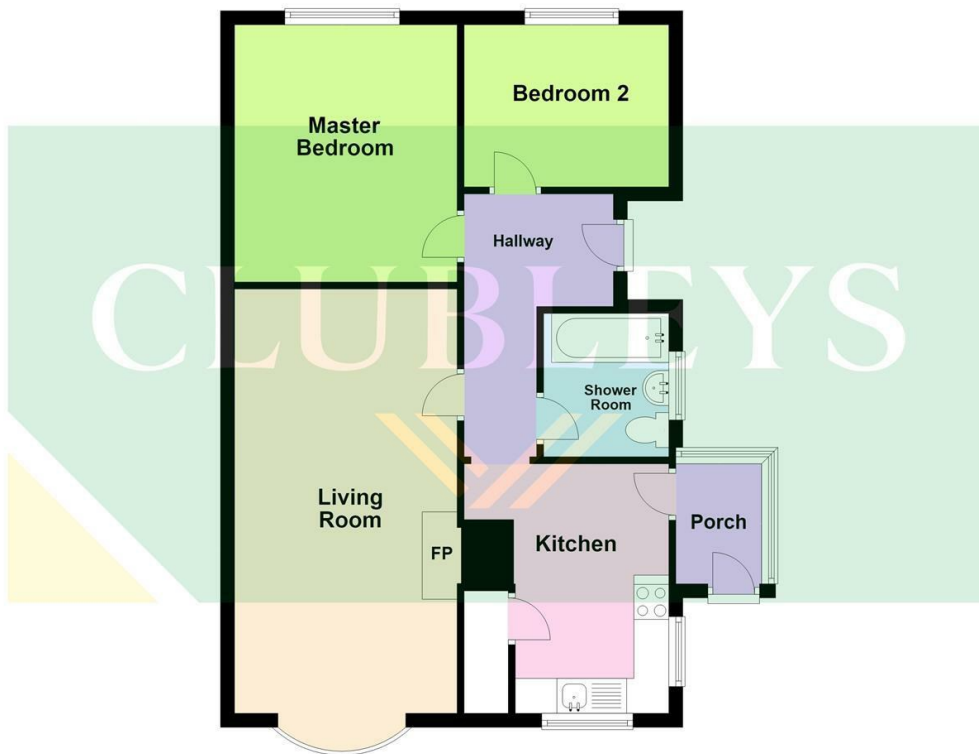
No appliances have been tested by the agent.

FLOORPLANS/MEASUREMENTS

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



Ground Floor



Total area: approx. 61.1 sq. metres (657.9 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

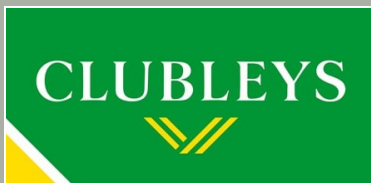
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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		
		33
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.