

9, Fair View Close,
Gilberdyke, HU15 2WG
Chain Free £155,000



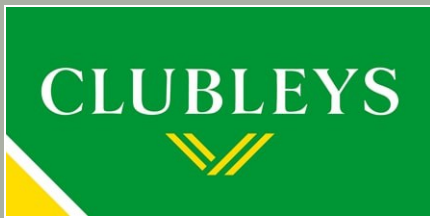
This hidden gem in the village of Gilberdyke; A delightful terraced house on Fair View Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house has been meticulously maintained to a high standard, ensuring that it is ready for you to move in without any hassle. The modern bathroom is both stylish and functional.

One of the standout features of this property is the parking space available, a rare find in many terraced homes. This added convenience allows for easy access and peace of mind when it comes to parking.

Gilberdyke is a great location that offers a sense of community while still providing easy access to the M62, making it an excellent choice for commuters. The surrounding area boasts a variety of local amenities, ensuring that you have everything you need within reach.

In summary, this terraced house on Fair View Close is a wonderful opportunity for those looking to settle in a well-maintained home in a desirable location. With its appealing features and convenient access to major transport links, it is certainly worth considering for your next move.



Tenure: Freehold
BAND: B

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

UPVC half glazed door to front, stairs off and door to..

LIVING ROOM

3.77 x 3.29 (12'4" x 10'9")

Double glazed bay window to front elevation, laminate flooring, oak fire surround with marble inset and hearth. Living flame gas fire, understairs cupboard, door leading...

BREAKFAST KITCHEN

3.41 x 3.0 (11'2" x 9'10")

Double glazed window to rear elevation, a range of base and wall mounted units with integrated dishwasher, built in oven and hob with extractor fan over. Stainless steel single sink drainer sink unit with mixer tap. Laminate worktops and splash backs. down lights. Door leading to...

LOBBY

UPVC door leading to rear garden and door leading to...

CLOAKROOM

Low level WC and wash basin.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE

3.81 x 4.26 (12'5" x 13'11")

Double glazed twin windows to front elevation, built in storage cupboard housing combi boiler.

BEDROOM TWO

3.41 x 2.55 (11'2" x 8'4")

Double glazed window to rear elevation.

BATHROOM

Double glazed window to rear, white suite comprising: panel bath with shower attached over, low level WC and wash basin. Part tiled walls, down lights and extractor fan.

EXTERNAL

To the front a car parking space. To the rear, a garden

mainly laid to lawn with high level timber boundary fencing and paved patio area.

ADDITIONAL INFORMATION

*Broadband

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

COUNCIL TAX - BAND B

EPC RATING - C

*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

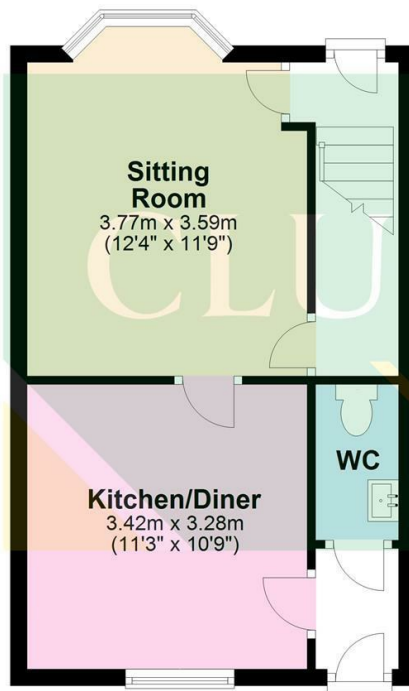
Mains gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



First Floor



Total area: approx. 68.5 sq. metres (737.7 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

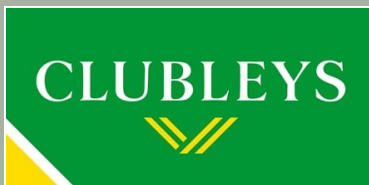
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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	78	83
(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.