

**CLUBLEYS**  
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21 Hansard Drive  
Gilberdyke, HU15 2TT

Offers over  
£140,000



## THE LOCATION

Gilberdyke is an established community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Doctors Surgery and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

## THE PROPERTY

A truly impressive bungalow that must be seen to be fully appreciated.

The property has been upgraded and maintained to a high standard having a modern fitted kitchen and shower room. The bungalow stands on a generous plot in an established location surrounded by properties of a similar style and is popular due to the central location which is easily accessible to a wide range of amenities located in the village. The accommodation is appealing having a kitchen and living room to the front of the property, the bedrooms which are both doubles are located to the rear and the shower room to the side aspect. Outside there are gardens to the front, side and rear of the property, the rear garden enjoys a delightful sunny aspect. A covered seating area is perfect for alfresco dining. The side driveway provides ample off street parking and access to the garage.



## COVID

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Upvc side door leading into the hallway which gives access to all rooms. Laminate flooring. Hatch to the loft. Ceiling coving.

#### LIVING ROOM 17'4" x 9'7" (5.28m x 2.93m)

A bright and spacious room to the front elevation which allows for a dining area. Television and Telephone point. Ceiling coving.

#### KITCHEN 10'0" x 7'2" (3.06m x 2.19m)

Stunning range of off white high gloss wall and floor units with complementary worksurfaces with tiled splashbacks incorporating an electric oven and electric hob with extractor above and space for a fridge. There is a one and a half bowl "Blanco" sink unit with contemporary mixer tap and plumbing for a washing machine. Recessed cupboard. Tile wood effect flooring. Ceiling coving and large feature radiator.

#### BEDROOM ONE 12'5" x 9'7" (3.78m x 2.93m)

Good sized double bedroom to the rear. Having recently fitted wardrobes with sliding doors. Ceiling coving.

#### BEDROOM TWO 8'8" x 8'8" (2.65m x 2.64m)

Also to the rear elevation and having fitted wardrobes. Ceiling coving.

#### SHOWER ROOM 6'4" x 5'5" (1.92m x 1.64m)

Contemporary luxury shower suite comprising low level WC, vanity basin and double shower cubicle housing electric shower. Tiling to walls and floor.

#### OUTSIDE

A driveway to the front of the property provides ample off street parking and gives access to:

#### GARAGE AND DRIVEWAY

A single garage which is attached to the property via the covered seating area having up and over door, light and power. Side personnel door which opens onto the covered seating area.

#### GARDEN COVERED SEATING AREA

Situated on a generous sized plot there are gardens to three sides of the property. The front garden is gravelled with raised flower beds and a pathway leading to the property. A gate through the arch gives access to the side and rear gardens which are have been mainly laid to lawn and a pathway around the property which leads to a patio area.

A great addition to the property is the alfresco entertaining area which has windows to one side, making it the perfect sheltered outdoor dining area.

#### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.



### LOCAL AUTHORITY

East Riding of Yorkshire Council - Band A

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### 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.

### MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto: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 Services Authority

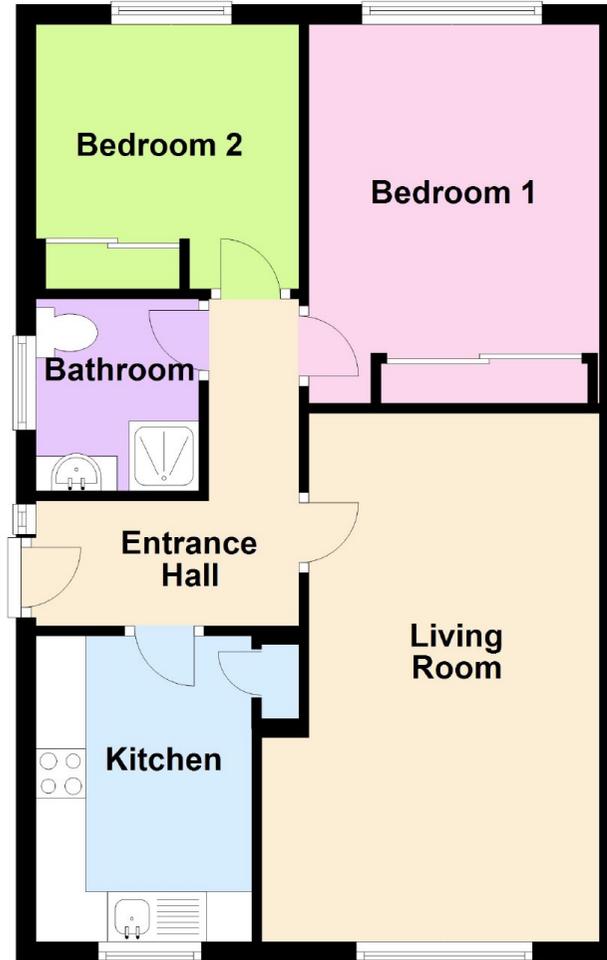




## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



# CLUBLEYS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	