



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

EARLY VIEWING COULD NOT BE MORE HIGHLY RECOMMENDED ON THIS PROPERTY !!!

Having been designed and lived in by the current occupiers for over twenty years this executive family home in a bespoke cul de sac development located off Skillbeck Lane must be viewed to appreciate the high standard of specification this executive family home has to offer.

Having two reception rooms, study, breakfast kitchen and a utility room to the ground floor. To the first floor there are four generous bedrooms, two with en suite and a family bathroom with a further generous bedroom to the second floor.

Outside there is a driveway, double garage front and rear south facing gardens.



COVID 19 VIEWING GUIDELINES

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leading in with a central staircase leading to the first floor, Jordan mixed tiling to the floor and coving to the ceiling. Two double electric sockets.

CLOAKROOM

Contemporary suite comprising of low level Wc, wall mounted vanity sink unit with moulded sink, decorative tiling to the walls, Jordan mixed tiling to the floor and tall grey towel radiator.

LIVING ROOM 16'6" x 12'8" (5.03m x 3.87m)

To the rear of the property overlooking the delightful rear garden this light and airy room has a feature fireplace with ornate stone effect fire surround housing an inset multi fuel stove, coving to the ceiling, Tv, telephone point and five double electrical sockets.

DINING ROOM 12'8" x 11'3" (3.87m x 3.44m)

To the front the property this spacious room overlooks the front garden with Jordan mixed tiling to the floor, coving to the ceiling and 2 double electrical sockets.

STUDY 10'0" x 5'9" (3.05m x 1.76m)

To the front of the property with Jordan mixed tiling to the floor, coving to the ceiling, Tv, Telephone points and four double electrical sockets.

BREAKFAST KITCHEN 20'6" max x 14'2" max (6.25m max x 4.33m max)

This fantastic room is very generous in size and offers an excellent range of Sheraton natural oak wall and floor units with complimentary work surfaces incorporating a one and a half bowl sink unit with mixer tap over, integrated fridge, dishwasher, large chimney extractor and space for Rangemaster oven. Feature breakfast bar with seating for up to four people having storage under. Extending from the breakfast bar is a large living space with french doors off into the rear garden. There is tiling to the floor, Tv point, recessed spotlights to the ceiling and five double electrical sockets.

DAY ROOM

Open plan to the kitchen with lovely views over the rear garden through french patio doors. Two double electric sockets and TV point.

UTILITY ROOM 10'0" x 5'8" (3.04m x 1.72m)

With a range of wall and floor units with stainless steel sink, shelving, space for a fridge freezer, washing machine and tumble dryer. Tiling to the floor, extractor fan and PIR lighting. Personnel door gives access to the double garage. Four double electric sockets.

LANDING

With stairs off to the second floor.

MASTER BEDROOM /DRESSING ROOM 13'11" max x 12'5" max (4.25m max x 3.79m max)

To the front of the property and being very generous in size with coving to the ceiling, Television point. Double doors lead into the dressing room. A further door gives access to the..

EN SUITE

Modern suite comprising of a large double shower cubicle with moulded base having a mains fed shower with thermostatic controls and contemporary tiling to the interior. Concealed cistern Wc incorporating storage unit with drawers, large vanity sink unit with moulded basin having mixer tap over and excellent storage under. wall mounted vanity mirror with lighting and shaver point. Part tiling to the walls, tile flooring, recessed spotlights to the ceiling, large chrome towel radiator and extractor fan.

BEDROOM TWO 13'1" x 9'5" (3.98m x 2.87m)

Another lovely sized room to the rear of the property having Television point and coving to the ceiling.

EN SUITE

Suite comprising of shower cubicle with mains fed shower with thermostatic controls, contemporary tiling to the interior, low level Wc and pedestal hand basin having a large mirror above with lighting. Chrome towel radiator, recessed spotlights to the ceiling, tiled flooring and extractor fan.

BEDROOM THREE 12'8" x 11'3" (3.87m x 3.44m)

A good sized double to the front of the property having coving to the ceiling, Television point.



BEDROOM FOUR 12'8" x 8'7" (3.87m x 2.62m)

A good sized double to the rear of the property having coving to the ceiling, Television point.

FAMILY BATHROOM 8'6" x 7'6" (2.60m x 2.29m)

Suite comprising of a shower cubicle with electric shower having full tiling to the interior, panelled bath with hand held shower attachment and mixer tap over. Pedestal hand basin and low level Wc. Part tiling to the walls, tiling to the floor, towel radiator, recessed spotlights and coving to the ceiling.

SECOND FLOOR**LANDING**

Large recessed storage cupboard.

BEDROOM FIVE 15'3" x 13'11" (4.65m x 4.25m)

A delightful further large double with velux windows, recessed spotlights to the ceiling, Television point. A further door gives access to the loft space.

OUTSIDE**FRONT GARDEN**

The majority of the front garden has been landscaped for ease of maintenance with decorative brick planters and a lovely block paved pathway leads to the front entrance.

DRIVEWAY AND GARAGE

Block paved driveway provides off street parking leading to the double garage with roller door having power and light and a floor mounted combination Vokera Linea max boiler.

REAR GARDEN

This well designed south facing garden is of an excellent size incorporating both a feature paved patio area with brick built pergola, feature landscaped planting and decorative planters. There are two areas designated to growing vegetables and a further lawned area with feature planters to the rear boundary and fencing to the side. Personnel door to garage.

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

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.

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 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



Total area: approx. 244.2 sq. metres (2628.7 sq. feet)

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