CLUBLEYS

32 Bellasize Park

Gilberdyke, HU15 2XU

Chain Free
£130,000

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

Offered with no onward chain this two bedroom bungalow is situated in a popular residential location.

The property is delightfully presented and the spacious accommodation comprising in brief entrance hall, living room, kitchen, two bedrooms and a wet room. Externally the property benefits from a low maintenance gravel and paved rear garden and front garden laid mainly to lawn. A side driveway provides off street parking and access to the garage.

COVID 19 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 to hallway with recessed storage cupboard and hatch to loft space.

LIVING ROOM 16'9" x 9'7" (5.10m x 2.92m)
Fireplace with brick surround housing electric fire with tiled inset and hearth.

KITCHEN 9'5" x 9'2" (2.88m x 2.80m)
Having a range of light wood wall and floor units with complimentary work surfaces, stainless steel sink unit, four ring electric hob, stainless steel oven with extractor over, space for washing machine and fridge freezer. Side door off.

BEDROOM ONE 12'0" x 9'7" (3.67m x 2.91m)
With fitted double wardrobe and bedside cabinets.

BEDROOM TWO 9'3" x 8'8" (2.83m x 2.63m)

WET ROOM
Fully tiled with electric shower, vanity hand basin with concealed toilet cistern and vinyl flooring. Chrome heated towel radiator, extractor fan and wall mounted cabinet and mirror.

OUTSIDE

FRONT GARDEN
Laid mainly to lawn with gravel borders.

DRIVEWAY AND GARAGE
Side driveway leads to the garage with double opening doors, power and light.

REAR GARDEN
Low maintenance rear garden with fencing to the perimiter , decorative gravel and paved central focal point and shed to the corner.

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.

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.

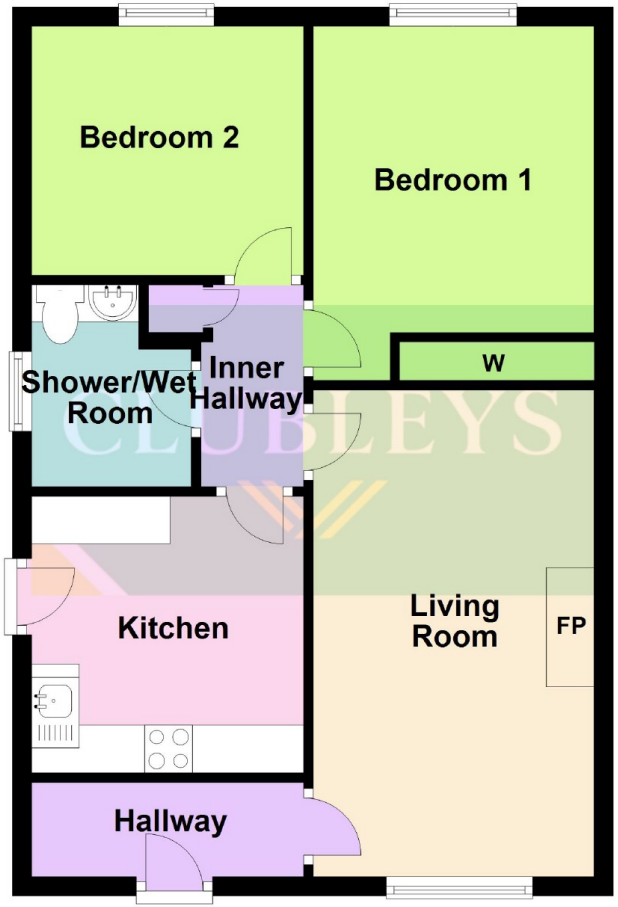
MORTGAGES

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

Ground Floor



Total area: approx. 52.6 sq. metres (566.3 sq. feet)

Chris Clubley & Co. Ltd. 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 representations of fact, but must satisfy themselves by inspection or otherwise aso their accuracy. No person in the employment of Chris Clubley & Co. Ltd. has the authority to make or give any representation or warranty in relation to the property.

CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000 01430 872605
mw@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download our mobile app

OnTheMarket.com