

CLUBLEYS



14 Birch Close,
Gilberdyke HU15 2YF
Offers over £180,000



COMPETITIVELY PRICED CHAIN FREE PROPERTY - DEGREE OF REFURBISHMENT REQUIRED

A four bedroom semi detached property located in the popular village of Gilberdyke is in a desired residential location offering spacious family accommodation. Briefly comprising of cloakroom, living room, dining room and kitchen to the ground floor. To the first floor there are four bedrooms and a family bathroom. There are front and rear gardens and a gated blocked paved side driveway offers off street parking and access to the detached garage.

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 ACCOMMODATION COMPRISES GROUND FLOOR**ENTRANCE HALL**

Front door leading in, under stairs storage cupboard with staircase leading to first floor.

LIVING ROOM

5.92 x 3.57 (plus bay) (19'5" x 11'9" (plus bay))

Projecting bay window. Timber surround fireplace with marble inset and hearth. Coved ceiling. Television point.

KITCHEN

2.49 x 2.78 (8'2" x 9'1")

Range of wood effect wall and floor units with complementary work surfaces incorporating electric oven and gas four ring hob with extractor hood above. Stainless steel sink units with single drainer sink unit. Plumbing for automatic washing machine. Dual aspect.

DINING ROOM

3.00 x 2.77 (9'10" x 9'1")

Coved ceiling. Patio sliding doors leading to the rear garden.

HALL

External door. Leading to ...

CLOAKROOM

0.96 x 1.92 (3'2" x 6'4")

Suite comprising low level WC and hand basin. Privacy window to front aspect.

FIRST FLOOR**LANDING****MASTER BEDROOM**

3.01 (max) x 3.12 (9'11" (max) x 10'3")

Coved ceiling. Range of recessed wardrobes with mirrored doors. Television point. Dual aspect.

BEDROOM TWO

2.47 (max) x 3.59 (8'1" (max) x 11'9")

"L" shaped. Coved ceiling. Fitted wardrobes with mirrored doors. Television point.

BEDROOM THREE

2.89 (max) x 2.80 (9'6" (max) x 9'2")

To the rear.

FAMILY BATHROOM

2.57 x 1.86 (8'5" x 6'1")

Suite comprising low level WC with concealed system and vanity hand basin, panelled bath and walk in shower unit.

BEDROOM FOUR

2.57 (plus bay) x 1.98 (8'5" (plus bay) x 6'6")

Bay window. Recessed airing cupboard housing boiler. Coved ceiling.

EXTERNAL**ADDITIONAL INFORMATION****SERVICES**

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

APPLIANCES

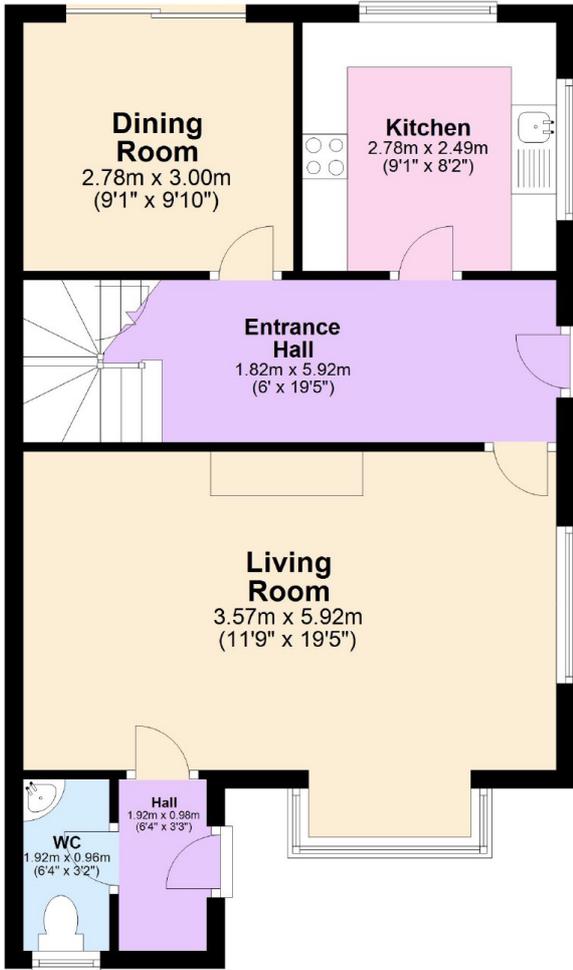
No appliances have been tested by the agent.

LOCAL AUTHORITY

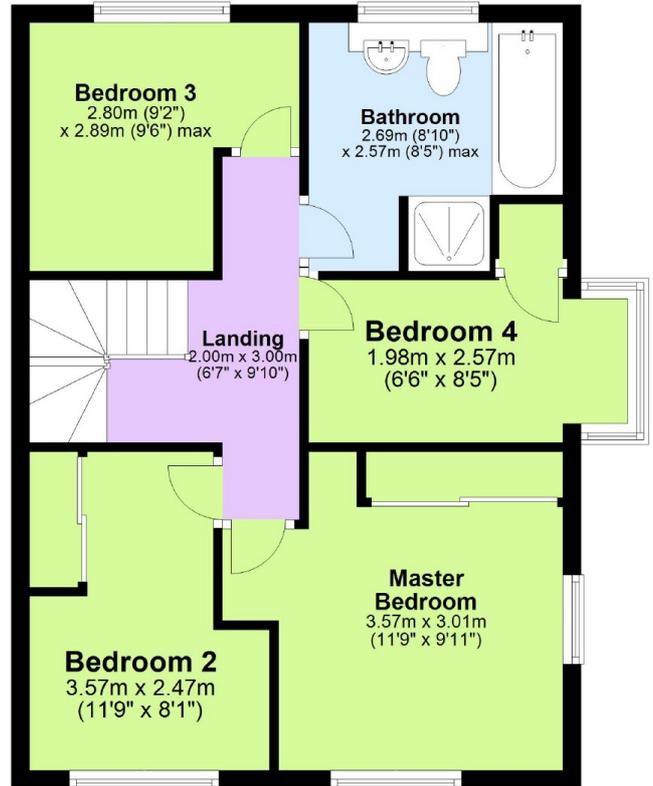
East Riding of Yorkshire Council - Band D



Ground Floor



First Floor



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 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.

AGENTS NOTE

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 &
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 (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536891 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority



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