

Total area: approx. 100.8 sq. metres (1084.9 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.

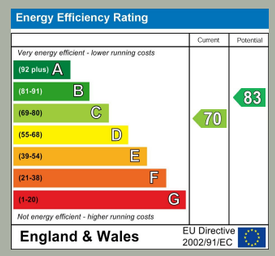
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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.

CLUBLEYS

14, Birch Close, Gilberdyke, HU15 2YF
Guide Price £240,000



Situated within a popular and well-established residential cul-de-sac in the sought-after village of Gilberdyke, this spacious four-bedroom semi-detached home offers excellent family accommodation with generous living space both inside and out. The property features a welcoming entrance hall, a bright and spacious living room, separate dining room with direct access to the rear garden, fitted kitchen, and a convenient ground floor cloakroom. To the first floor are four well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from attractive front and rear gardens, a gated block-paved driveway providing ample off-street parking, and a detached garage. Ideally located close to local amenities, schools, transport links and Gilberdyke railway station, this property represents an excellent opportunity for families and commuters alike.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D. EPC RATING C

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Entrance door, access to W.C, door leading to lounge.

DOWNSTAIRS W.C
1.920 x 0.960 (6'3" x 3'1")
UPVC double glazed opaque window to the front, sink set in vanity unit, low level W.C, heated towel rail.

LOUNGE
3.570 x 5.920 (11'8" x 19'5")
UPVC double glazed bay window to the front, space for log/multi fuel burner, brick surround, radiator.

KITCHEN/DINER
2.780 x 5.790 (9'1" x 18'11")
Fitted with a range of modern wall, base & drawer units with complementary work surfaces over, stainless steel sink with tap, four ring electric hob, extractor, space/plumbing for washing machine, space/plumbing for dishwasher, integrated electric oven, space for fridge/freezer, space for kitchen table, UPVC double glazed window to the side & rear, UPVC double glazed patio doors leading to rear garden, radiator, laminate flooring.

ENTRANCE HALL
UPVC double glazed door to the side, access to downstairs accommodation, stairs leading to first floor, radiator, laminate flooring.

BEDROOM ONE
3.570 x 3.010 (11'8" x 9'10")
UPVC double glazed window to the front, radiator, space for wardrobes.

BEDROOM TWO
3.570 x 2.470 (11'8" x 8'1")
UPVC double glazed window to the front, radiator, space for wardrobes.

BEDROOM THREE
2.800 x 2.890 (9'2" x 9'5")
UPVC double glazed window to the rear, radiator, space for wardrobes.

BEDROOM FOUR
1.980 x 2.570 (6'5" x 8'5")
UPVC double glazed suspended bay window to the side, cupboard board, radiator.

BATHROOM
2.690 x 2.570 (8'9" x 8'5")
UPVC double glazed opaque window to the rear, low level W.C, panelled bath, shower cubicle, sink set on vanity unit, heated towel rail.

OUTSIDE
To the front of the property is the garden which is mainly laid to lawn with flower beds. Block paved driveway leading to single detached garage with side personnel door. To the rear of the property is the enclosed garden which is mainly laid to lawn with a 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

*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.

MEASUREMENTS/FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

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



