CLUBLEYS

1, St. Stephens Crescent, Gilberdyke, HU15 2UA
Chain Free £250,000







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ABOUT THE PROPERTY

This delightful detached bungalow on St. Stephens Crescent offers a perfect blend of comfort and style. With three spacious bedrooms, this extended property providing ample space with three reception rooms.

The interior of the bungalow has been tastefully designed and meticulously maintained, ensuring a welcoming atmosphere that is both modern and homely. Each room is filled with natural light, enhancing the overall appeal of the home. The thoughtful layout allows for easy movement throughout the living spaces, making it ideal for families or those looking to downsize without compromising on quality.

One of the standout features of this property is its mature, well-established gardens. These beautifully landscaped outdoor spaces provide a serene retreat, perfect for enjoying the warmer months. Additionally, the presence of a summer house offers a versatile area that can be used for leisure, hobbies, or as a quiet workspace.

Situated in a sought-after location, this bungalow benefits from the tranquillity of village life while remaining conveniently close to local amenities and transport links. Whether you are looking for a peaceful home to settle into or a stylish space to entertain friends and family, this property is sure to impress. Don't miss the opportunity to make this exquisite bungalow your new home.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: C

ACCOMODATION COMPRISES

BREAKFAST KITCHEN
4.5 x 3.05 (14'9" x 10'0")
UPVC double glazed windows to front and side elevation, and half glazed door to side elevation, leading out into the garden. A contemporary stylish kitchen with a range of base and wall mounted units, and marble effect worktops, integrated double oven and hob, and extractor fan over. One and a half composite sink drainer with mixer tap.

INNER ENTRANCE HALLWAY
With doors off to...

LOUNGE
4.98 x 3.68 (16'4" x 12'0")
UPVC double glazed window to front and side elevation, feature fireplace with coal effect fire.

BEDROOM TWO
3.66 x 3.1 (12'0" x 10'2")
UPVC double glazed window to side elevation.

BATHROOM
UPVC double glazed window to side elevation. panel bath, pedestal wash basin and low level WC. Tiled walls and flooring.

BEDROOM ONE
3.63 x 3.63 (11'10" x 11'10")
UPVC double glazed window to side rear elevation.

DINING ROOM/SITTING ROOM
4.6 x 3.18 max (15'1" x 10'5" max)
Built in storage cupboards. Doors leading to...

BEDROOM THREE
3.39 x 3.4 (11'1" x 11'1")
UPVC double glazed windows to front and rear elevation.

SHOWER ROOM
UPVC double glazed window to side elevation, tiled walls and floor, corner shower cubicle, low level WC and pedestal wash basin.

CONSERVATORY
4.34 max x 3.48 max (14'2" max x 11'5" max)
UPVC DOUBLE GLAZED windows and french doors. Leading out into the rear garden.

OUTSIDE
There is a wrap around garden, with well thought out planting, with well established borders, and ornamental trees, paved patio and seating areas, timber boundary fencing, side gate leading to driveway and garage. There is also gated access from the rear garden, there is a Summerhouse/shed, with electrics to the side of the property

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

EPC RATING - TBC COUNCIL TAX BAND C
*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.

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

APPLIANCES
No appliances have been tested by the agents.

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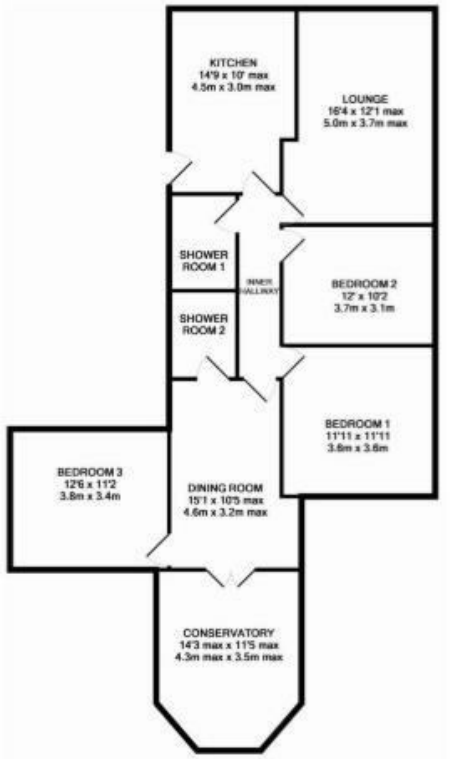

VIEWING
By appointment with the Agent.

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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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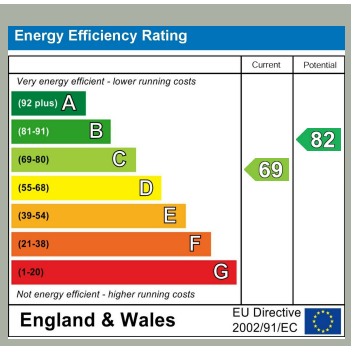

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.