



Chapel Meadows, Gilberdyke, HU15 2UN  
£175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Chapel Meadows, Gilberdyke, HU15 2UN

This immaculate three-bedroom home offers ready-to-move-in accommodation, perfectly suited to a wide range of buyers. Enjoying a desirable cul-de-sac position close to the heart of the village, the property features a welcoming entrance hall, a bright front-facing lounge, and a full-width dining kitchen with doors opening out to the rear garden—ideal for entertaining and everyday living. Upstairs, there are three generously sized bedrooms and a stylish modern bathroom. Externally, the home boasts beautifully landscaped gardens to both the front and rear, complemented by a useful brick-built outbuilding.

## Key Features

- Beautifully Presented Home
- 3 Good Sized Bedrooms
- Full Width Dining Kitchen
- Attractive Landscaped Gardens
- Modern Bathroom Suite
- Close To The Centre Of The Village
- Cul-De-Sac Location
- Council Tax = A
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	85
England & Wales		
EU Directive 2002/91/EC		









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a useful storage cupboard and a staircase leading to the first floor.

#### LOUNGE

11'10 x 12'8 (3.61m x 3.86m)

A front facing reception room with a large picture window to the front elevation, chimney breast with timber mantle and laminated wooden floor throughout. Double doors open to:

#### DINING KITCHEN

9'3 x 18'11 (2.82m x 5.77m)

Positioned at the rear of the property and having French doors opening to the garden, this full width dining kitchen is fitted with a range of wall and base units which are mounted with marble effect worksurfaces beneath a tiled splashback. There is a overhanging breakfast bar and a ceramic sink unit beneath a window to the rear. The integral appliances include an oven, ceramic hob, extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine and space for a dryer. The dining area features decorative wall panelling and there is a continuation of the laminated wood flooring throughout.

### FIRST FLOOR

#### LANDING

With a window to the side elevation and access to the accommodation at first floor level.

### BEDROOM 1

12' x 9'11 (3.66m x 3.02m)

A double bedroom with a window to the front elevation, decorative wall panelling, laminated wood flooring and a cupboard housing the boiler.

### BEDROOM 2

9'2 x 12'9 (2.79m x 3.89m)

A second double bedroom, with a window to the rear elevation and decorative wall panelling.

### BEDROOM 3

7'11 x 8'9 (2.41m x 2.67m)

A good sized third bedroom with a window to the front elevation and a built-in storage cupboard over the stairwell.

### BATHROOM

The modern bathroom is fitted with a three piece suite comprising W/C and inset wash basin within a fixed unit, a shaped bath with matching glazed screen and shower over. There is partial panelling to the walls and a window to the rear elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a well tended garden with a central lawn and planting beds. A gated footpath leads to the property and there is hedging to two boundaries.

#### REAR

The landscaped rear garden features a gravelled seating area adjoining the property. Timber steps and retaining wall lead up to a lawned garden with planting beds to the perimeter. There is a useful brick outbuilding and a timber shed to the rear.

### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Freehold.

### VIEWINGS

Strictly by appointment with the sole agents.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.







## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

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to viewing, 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.

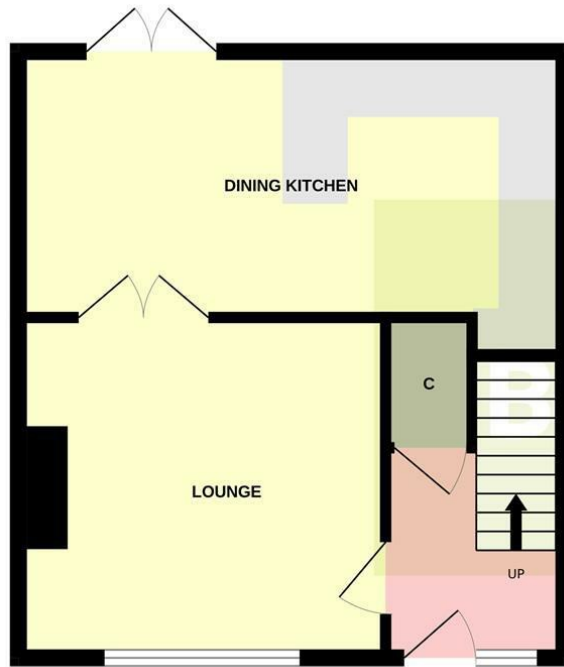
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

## AML

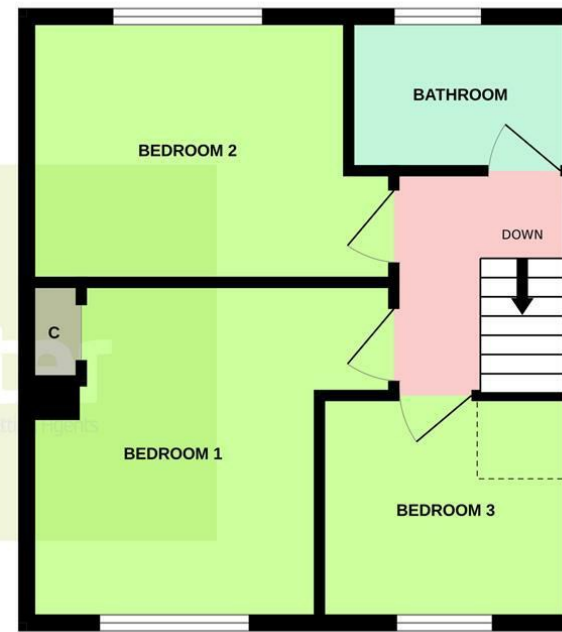
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GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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