



Applegarth, Gilberdyke, HU15 2YE
Offers Over £290,000

Philip
Bannister
Estate & Letting Agents

Applegarth, Gilberdyke, HU15 2YE

Key Features

- Detached Family Home
- Extremely Well Presented Throughout
- 4 Good Sized Bedrooms (3 Fitted)
- Full Width Dining Kitchen
- Attractive Front Facing Reception Room
- En-Suite To Master Bedroom
- Pleasant Rear Garden
- Extensive Driveway parking
- ER-C

A perfect family home located towards the bottom of a residential cul-de-sac and offering extremely well presented accommodation throughout. Arranged over two floors and briefly comprising entrance hall with a cloakroom/wc off, a spacious front facing living room and a fabulous dining kitchen extending the width of the property to the rear. To the first floor there are four good sized bedrooms, three of which have a range of stylish fitted furniture, bathroom and en-suite to a master bedroom. Outside there is an extensive block paved driveway which provides off street parking and leads to an integral store created from the garage. An attractive rear garden enjoys a patio area with low fencing and a lawn beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential entrance door, with a tiled floor, staircase to the first floor with a storage cupboard beneath

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. A continuation of the tiled floor

LIVING ROOM

16'4 x 10'11 (4.98m x 3.33m)

A bay fronted reception room with a feature fireplace housing a living flame gas fire. Double doors provide access from the dining kitchen

DINING KITCHEN

26'4 max x 9'6 extending to 14'7 (8.03m max x 2.90m extending to 4.45m)

Extending across the width of the property at the rear, the dining kitchen has a range of white fronted modern wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A 1 1/2 bowl sink unit sits beneath a window to the rear elevation and there are integral appliances which include a double oven/grill, microwave, five ring gas hob and extractor above. There is a wine chiller, plumbing for an automatic washing machine and dishwasher, space for tumble dryer and fridge freezer. There is a tiled floor throughout which continues past an overhanging breakfast bar to a dining area. A pair of French doors open to the rear garden

FIRST FLOOR

LANDING

With access to the accommodation at first floor level, there is a built-in airing cupboard and loft hatch access

BEDROOM 1

18'4" max x 10'7" (5.6m max x 3.25m)

The fitted master bedroom has an extensive range of Hammonds fitted furniture including wardrobes, overhead storage, bedside tables and a matching dressing table with drawers. There are two windows to the front elevation

EN-SUITE

Fitted with a modern three piece suite comprising a shower cubicle, wash basin and a WC. Half tiled walls and a window to the side

BEDROOM 2

10'11" x 10'0" (3.33m x 3.05m)

A second double bedroom with a wall of fitted wardrobes and a window to the rear elevation

BEDROOM 3

12'0" x 8'7" (3.66m x 2.64m)

A good sized third bedroom with Hammonds fitted wardrobes and window to front elevation.

BEDROOM 4

14'0" max x 8'7" max (4.29m max x 2.64m max)

The "L" shaped bedroom has a window to the rear elevation

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower attachment, wash basin and a WC. There are partially tiled walls and a window to the rear

OUTSIDE

To the front of the property is an extensive block paved driveway providing excellent off street parking. The driveway leads to the former garage which is now an integral store with roller shutter door. The attractive rear garden has a patio adjoining the property, with a low fence and gate leading to a lawn beyond

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 D. (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.

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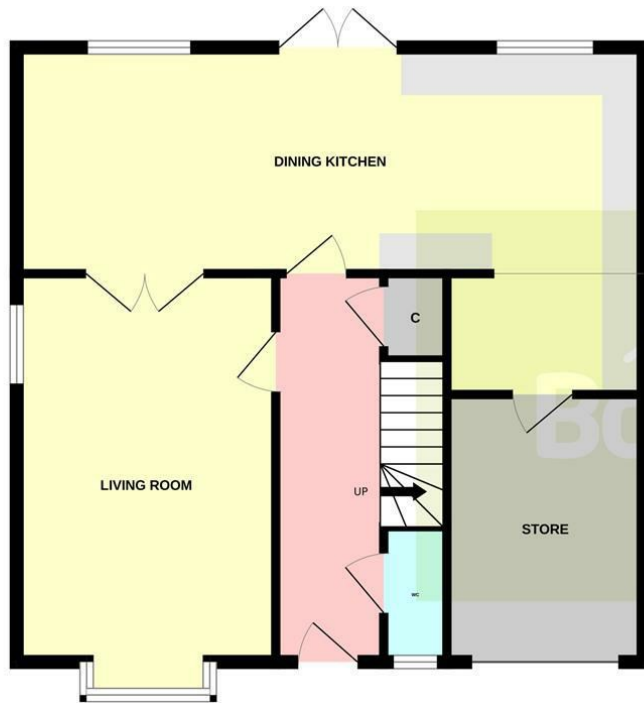
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.8 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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