Cedar Wood, Gilberdyke, HU15 2TZ

£198,500

Philip Bannister
Estate & Letting Agents

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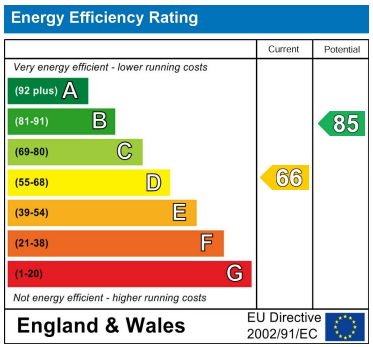
This well-presented semi-detached home sits on a corner plot at the end of a cul-de-sac and offers attractive accommodation suited to a variety of buyers. The ground floor comprises an entrance hall, a spacious and well-appointed lounge diner, a stylish full-width kitchen with Quartz work surfaces, and a bright conservatory overlooking the garden.

Upstairs there are three good-sized bedrooms, all with wardrobes, and a modern family bathroom. Outside, the property benefits from extensive parking on a long driveway leading to a garage, along with a good-sized lawned rear garden.

Key Features

- Attractive Semi-Detached Home
- Corner Plot At End Of Cul-De-Sac
- 3 Good Sized Bedrooms With Wardrobes
- Beautifully Appointed Lounge Diner
- Fabulous Full Width Kitchen With Quartz Worksurfaces
- Rear Conservatory
- Modern Family Bathroom
- Extensive Driveway & Garage
- Good Sized Garden
- EPC = D / Council Tax = B



ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. An internal door leads to:

LOUNGE DINER
A well appointed front facing reception room with dedicated areas for living and dining suites. There is a bow window to the front elevation and a second window to the side, a staircase leads to the first floor accommodation and has a storage cupboard beneath.

KITCHEN
The kitchen is fitted with a comprehensive range of modern shaker style wall and base units which are mounted with Quartz work surfaces, matching upstands and splashback tiling. There is a composite 1 1/2 bowl sink with a mixer tap beneath a window to the rear elevation, integral appliances include an electric oven, ceramic hob beneath an extractor hood. There is space for a dishwasher, washing machine, fridge and freezer. A useful storage cupboard sits beneath the staircase and there are French doors opening to:

CONSERVATORY
Of uPVC construction, having a tiled floor and doors leading out to the garden.

FIRST FLOOR

LANDING
Allowing access to the accommodation at first floor level. There is a built-in cupboard.

BEDROOM 1
A double bedroom with a range of fitted furniture to include wardrobes and overhead storage. There is decorative wall panelling and a window to the front elevation.

BEDROOM 2
A second double bedroom with a window to the front elevation and access to a walk-in wardrobe.

BEDROOM 3
A good sized third bedroom with fitted wardrobes and a window to the rear.

BATHROOM
Fitted with a three piece suite comprising WC, vanity wash basin within a fixed storage unit and a 'P' shaped panelled bath with central fill, glazed screen and a thermostatic shower over. There is splashback tiling, heated towel rail and two windows to the rear elevation.

OUTSIDE
To the front of the property there is a long driveway providing extensive off-street parking, along with a gravelled area offering additional parking space. To the rear, the property enjoys an excellent sized garden due to its corner plot position. The garden is mainly laid to lawn and extends to the rear of the garage, with timber fencing forming the boundary.

GARAGE
A brick built detached garage is positioned towards the bottom of the driveway.

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 B. (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.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.
The mortgage market changes rapidly and it is

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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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior 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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

Ground Floor

First Floor

Approximate total area(1)

990 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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