

Park Rôw



Station Road, Gilberdyke, Brough, HU15 2SU

Offers Over £190,000

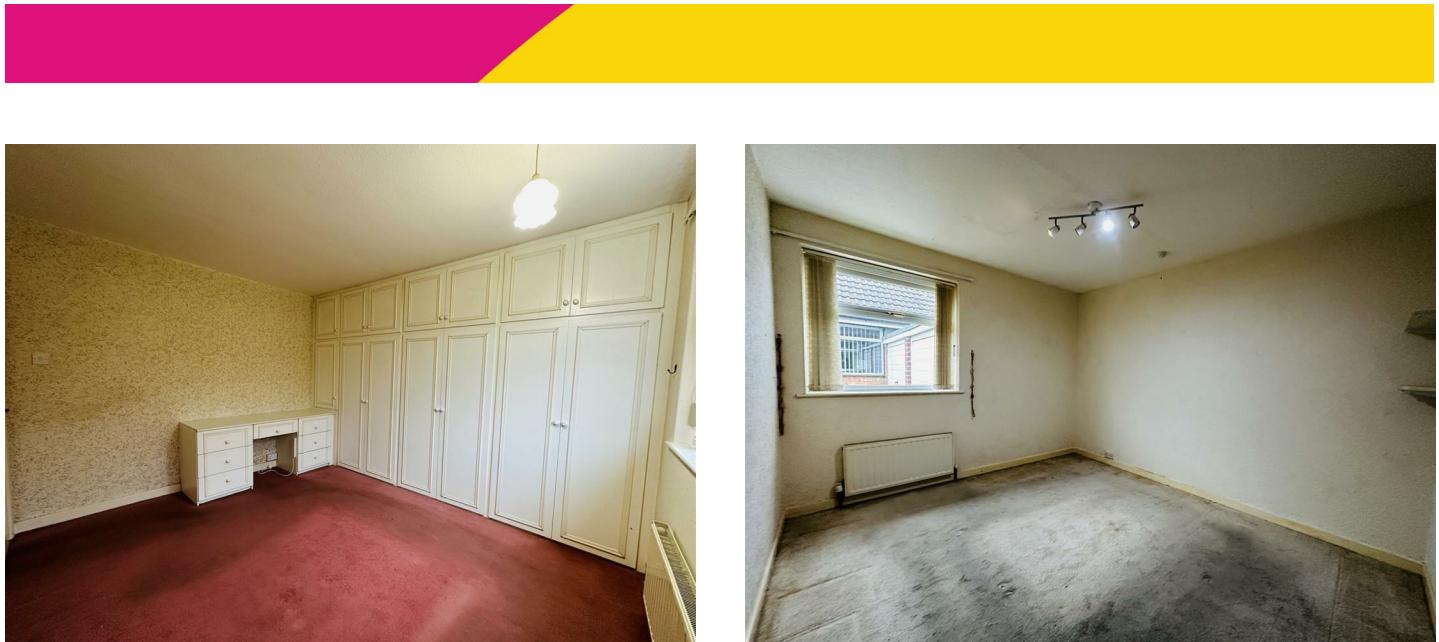


** NO ONWARD CHAIN ** VILLAGE LOCATION ** Situated in the village of the Gilberdyke, this three bedroom link detached bungalow briefly comprises: Hallway Kitchen, Lounge Diner, three bedrooms and a Shower Room. Externally, the property benefits from a low maintenance front garden with garage, and enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30PM FRIDAYS, 5.00PM SATURDAYS AND 11.00AM – 3.00PM SUNDAYS.











PROPERTY OVERVIEW

Situated in the sought-after village location of Gilberdyke, this three bedroom link detached bungalow offers comfortable and versatile living accommodation.

The property benefits from a linked garage and private driveway, providing ample off-street parking. Inside, there are three bedrooms, one of which features fitted wardrobes for convenient storage. The spacious lounge diner creates an ideal space for both relaxing and entertaining, while the kitchen is well-appointed and functional. A shower room completes the internal accommodation.

To the rear, the property boasts an enclosed garden with a patio area perfect for outdoor seating and dining, alongside a lawned area complemented by established shrubs. A door gives access to the rear of the garage.

An excellent opportunity for those seeking single-level living in a desirable village setting.

ACCOMMODATION

Hall

16'11" x 6'10" (5.16m x 2.10m)

Lounge Diner

16'3" x 11'8" (4.96m x 3.57m)

Kitchen

12'8" x 9'1" (3.87m x 2.79m)

Bedroom One

11'11" x 11'8" (3.64m x 3.56m)

Bedroom Two

11'8" x 10'2" (3.57m x 3.10m)

Bedroom Three

8'8" x 8'7" (2.66m x 2.62m)

Shower Room

9'4" x 5'6" (2.86m x 1.69m)

EXTERIOR

Front

To the front is a pebbled area edged with bushes and shrubs with the side having a driveway leading to the garage.

Rear

To the rear is a paved patio area, lawned area to two sides, and a mix of shrubs and trees. There is a an access door leading in to the garage.

DIRECTIONS

From our Goole office on Pasture Road, turn left at the mini roundabout onto Centenary Road. At the end, turn right onto Airmyn Road/Boothferry Road A614. Continue on the A614 for approximately four miles. Once at Longs Corner garage in

Howden, take the third exit on the roundabout, follow this road and upon entering Gilberdyke turn right down on to Clementhorpe Road, follow this road round on to Scalby Lane and then take the third right on to Station Road, The property can be clearly identified by our Park Row Properties For Sale Board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

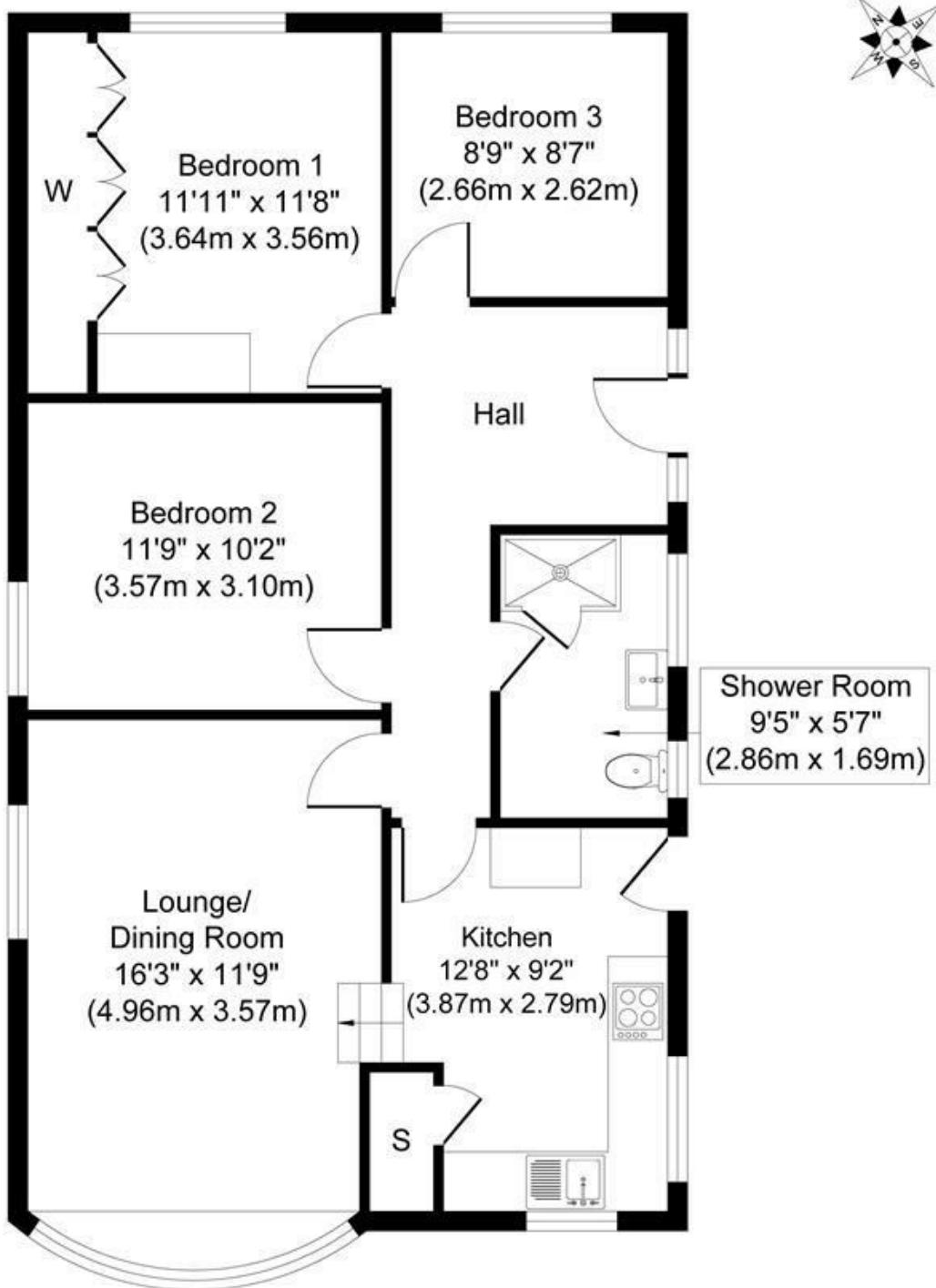
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

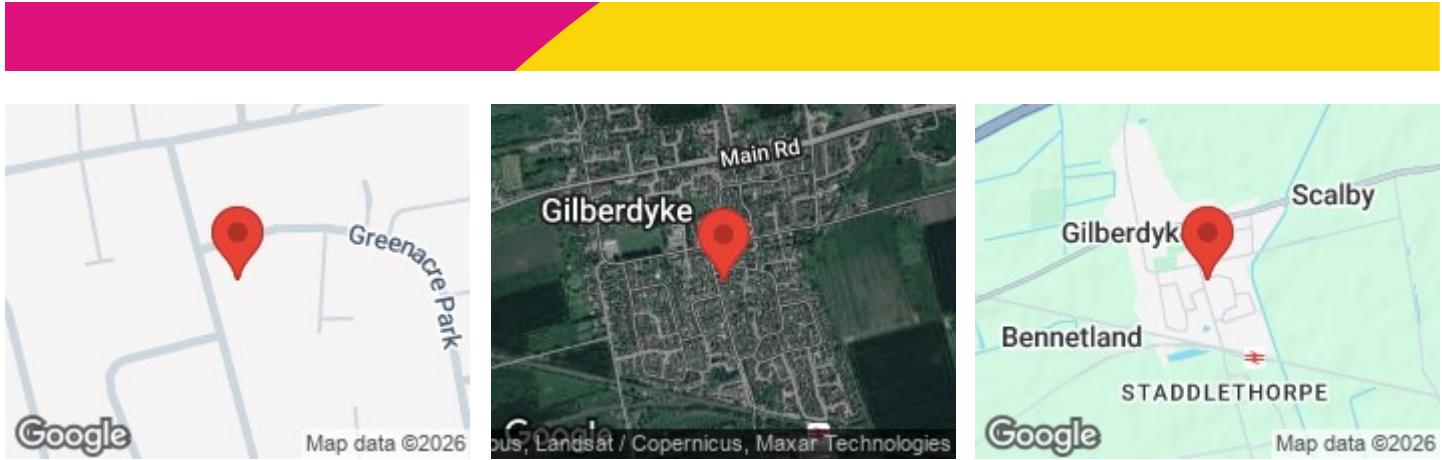
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate Floor Area
843 sq. ft
(78.33 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
65	74		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(37-47)	E		
(26-36)	F		
(15-25)	G		
Not environmentally friendly - higher CO ₂ emissions			
69	74		