

# Park Row



**St Stephens Crescent, Gilberdyke, HU15 2UA**

**Offers Over £240,000**



**\*\*THREE RECEPTION ROOMS\*\*MULTI-GENERATIONAL LIVING\*\*** Situated in Gilberdyke this property briefly comprises Kitchen, Lounge, Dining Room, and Bathroom to the ground floor. To the first floor are three bedrooms and a Shower Room. Externally, there is ample off street parking, a garage and a rear garden with patio area. **VIEWING IS REQUIRED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**

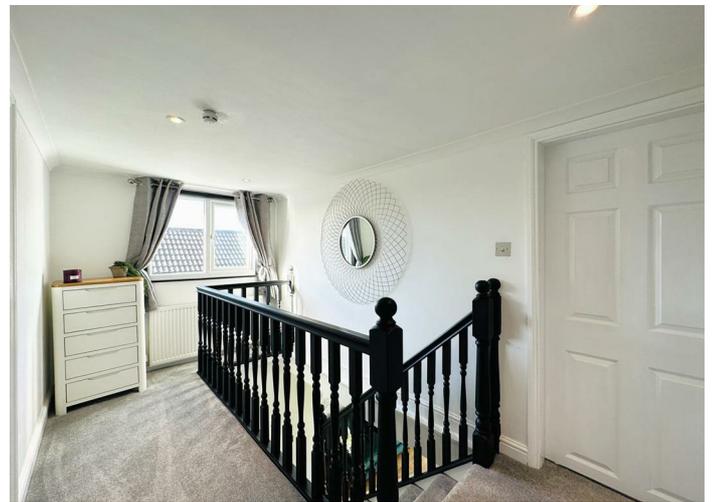








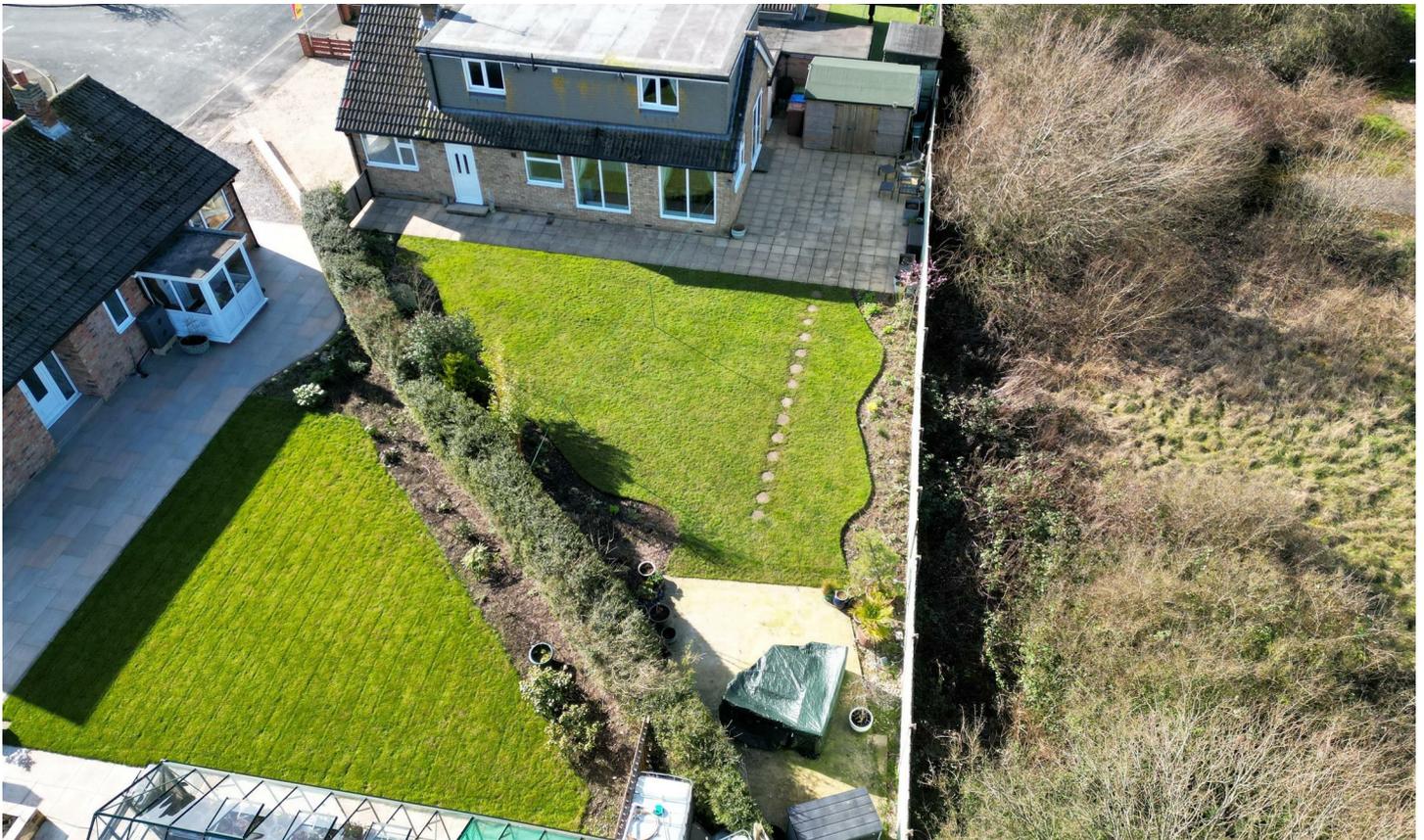














## PROPERTY OVERVIEW

Situated in the sought-after village of Gilberdyke, this spacious detached dormer bungalow offers versatile and well-appointed accommodation ideal for modern family living. The ground floor comprises a welcoming breakfast kitchen, a comfortable lounge, a dedicated study, a formal dining room, and an additional family room providing flexible living space. A contemporary bathroom fitted with a shower completes the ground floor layout. To the first floor are three well-proportioned bedrooms, along with a conveniently located shower room. Externally, the property benefits from ample off-street parking, a single garage, and a fully enclosed rear garden featuring a patio area—perfect for outdoor entertaining and relaxation. This attractive home combines generous living space with a practical layout in a desirable village location.

## GROUND FLOOR ACCOMMODATION

### Breakfast Kitchen

15'0" x 9'11" (4.58m x 3.04m)

### Lounge

16'3" x 11'9" (4.97m x 3.59m)

### Study

7'2" x 5'4" (2.20m x 1.65m)

### Dining Room

16'1" x 8'0" (4.92m x 2.46m)

### Family Room

11'9" x 11'8" (3.59m x 3.57m)

### Bathroom

11'9" x 10'2" (3.60m x 3.10m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

17'2" x 10'6" (5.24m x 3.21m)

### Bedroom Two

10'8" x 8'4" (3.27m x 2.56m)

### Bedroom Three

10'9" x 8'4" (3.28m x 2.55m)

### Shower Room

6'11" x 4'1" (2.11m x 1.25m)

## EXTERNAL

### Front

Ample parking and single garage.

### Rear

Enclosed rear garden with patio area.

## 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 Boothferry Road taking the first exit on the roundabout to continue on the A614. At the next roundabout take the third exit onto Main Road. Turn right onto Clementhorpe Road and then left onto St Stephens Crescent. The property can be clearly identified by our Park Row 'For Sale' sign.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

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.

## 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.

### **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.

### **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:

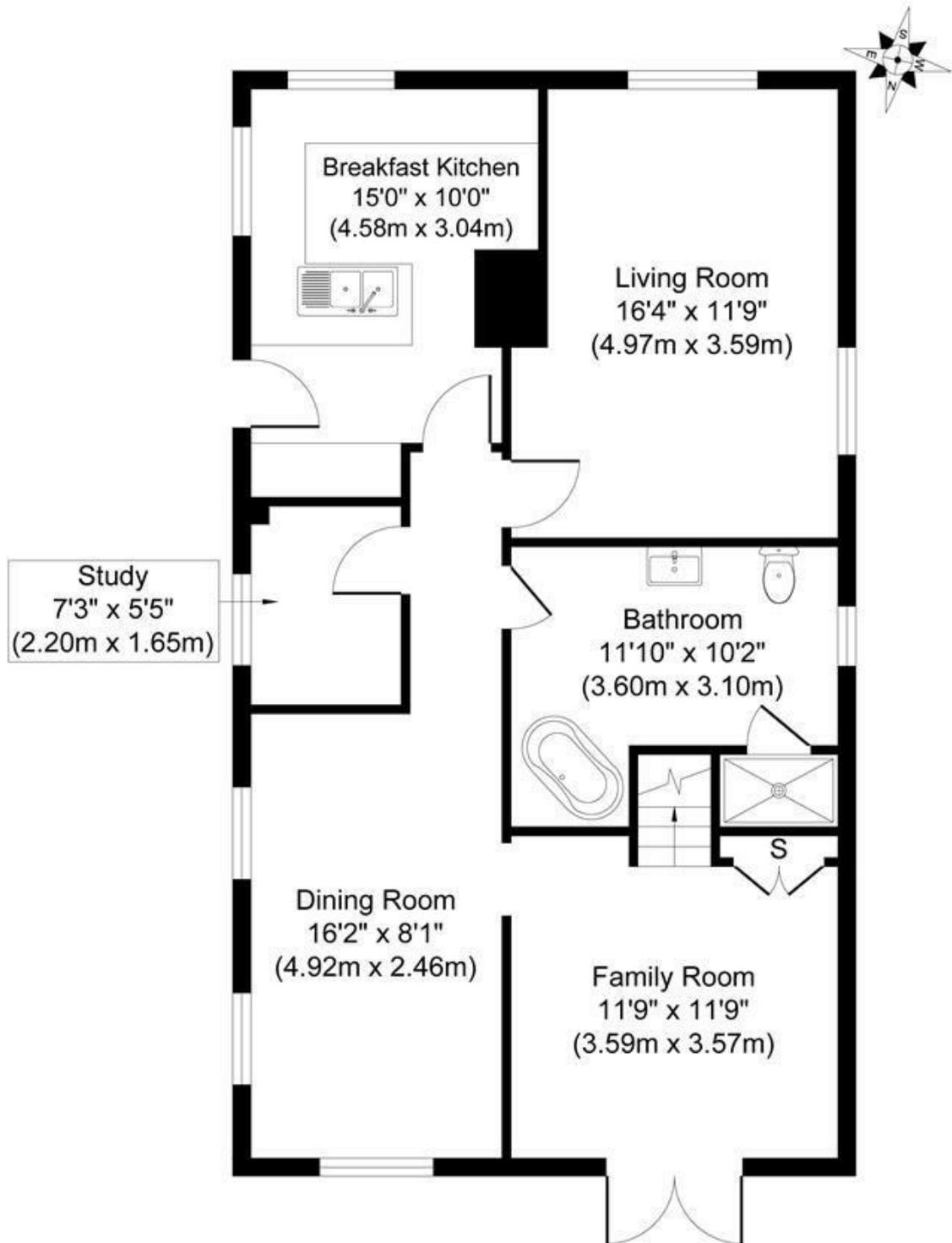
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

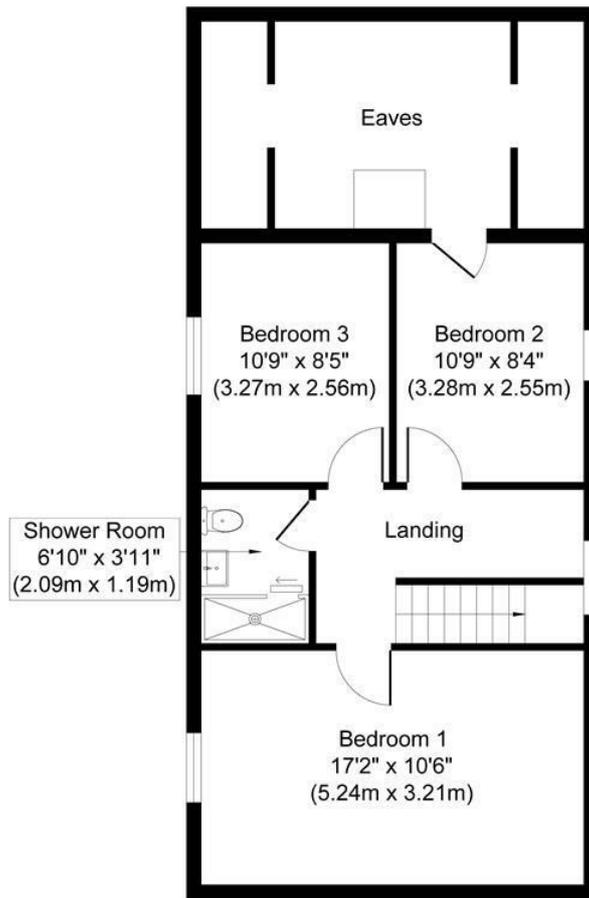
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**822 sq. ft**  
**(76.36 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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**First Floor**  
**Approximate Floor Area**  
**494 sq. ft**  
**(45.84 sq. m)**

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 goole@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **78**  
 Current Environmental Impact Rating: **52**