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Limb
MOVING HOME



14 The Peppercorns, Gilberdyke, East Yorkshire, HU15 2XF

- 📍 Semi-Detached House
- 📍 Very Well Presented
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = C

- 📍 Gardens & Garage
- 📍 Popular Cul-de-sac
- 📍 Move Straight In!
- 📍 Freehold / EPC =

£235,000

INTRODUCTION

Part of a small and popular cul-de-sac close to the village centre is this very well presented semi-detached house. With no onward chain, it is ready for its next loving owner and quick completion should be possible. The well presented accommodation has the benefit of gas fired central heating and modern uPVC double glazing. The ground floor briefly comprises a spacious hallway, large twin aspect through lounge, diner, kitchen and useful cloak/utility. Upon the first floor are three good sized bedrooms and a stylish bathroom. A particular feature is the corner style plot which provides extra garden space to the side which is lawned with mature borders which provides seclusion. This is in addition to a front and rear garden, which itself enjoys a westerly facing aspect. The side drive provides off street parking and access to the large garage which has an automated up and over entry door.

LOCATION

The Peppercorns is a cul-de-sac that lies off Main Road in Gilberdyke. Gilberdyke and the neighbouring village of Newport offer a range of local shops, amenities and schooling. The village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village.

ACCOMMODATION

Residential double glazed entrance door to:

ENTRANCE HALL

Stairs to first floor off with cupboard beneath.



W.C./UTILITY

With W.C. and range of fitted units including sink and drainer with mixer tap, plumbing for washing machine and space for drier, tiled floor.

LIVING ROOM

Twin aspect room with window to front elevation and sliding patio doors to the rear. Feature fire surround with marble hearth and back plate housing a living flame gas fire.



KITCHEN

Having a selection of fitted units with contrasting work surfaces, integrated oven, four ring gas hob, extractor hood above, one and a half stainless steel sink and drainer, mixer tap, plumbing for dishwasher, window to rear, door to side.



FIRST FLOOR

LANDING

Window to side elevation, access to roof void, airing cupboard to corner with radiator.

BEDROOM 1

Window to front elevation.



BEDROOM 2

Window to rear elevation.



BEDROOM 3

Window to rear elevation



BATHROOM

With stylish white suite comprising low level W.C., wash hand basin in cabinet, shaped bath with rainhead and hand held shower system above and spray screen, tiling to walls, heated towel rail.



OUTSIDE

An open plan lawned garden extends to the front and a driveway leads to the single garage. The rear garden enjoys a westerly aspect with patio and lawned garden complimented by stocked borders. The property occupies a corner style plot and has the benefit of additional lawned garden with fenced surround to the side.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

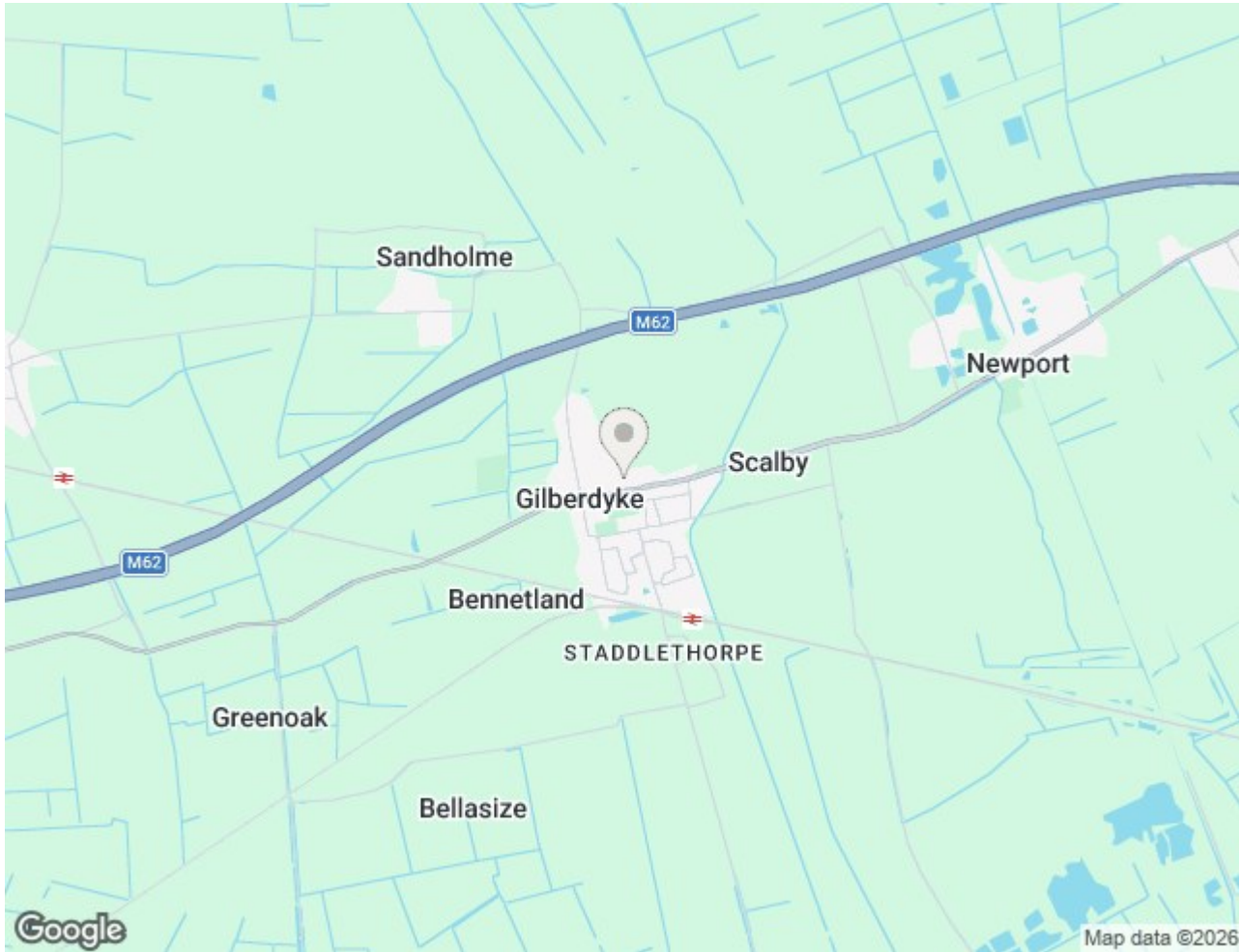
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

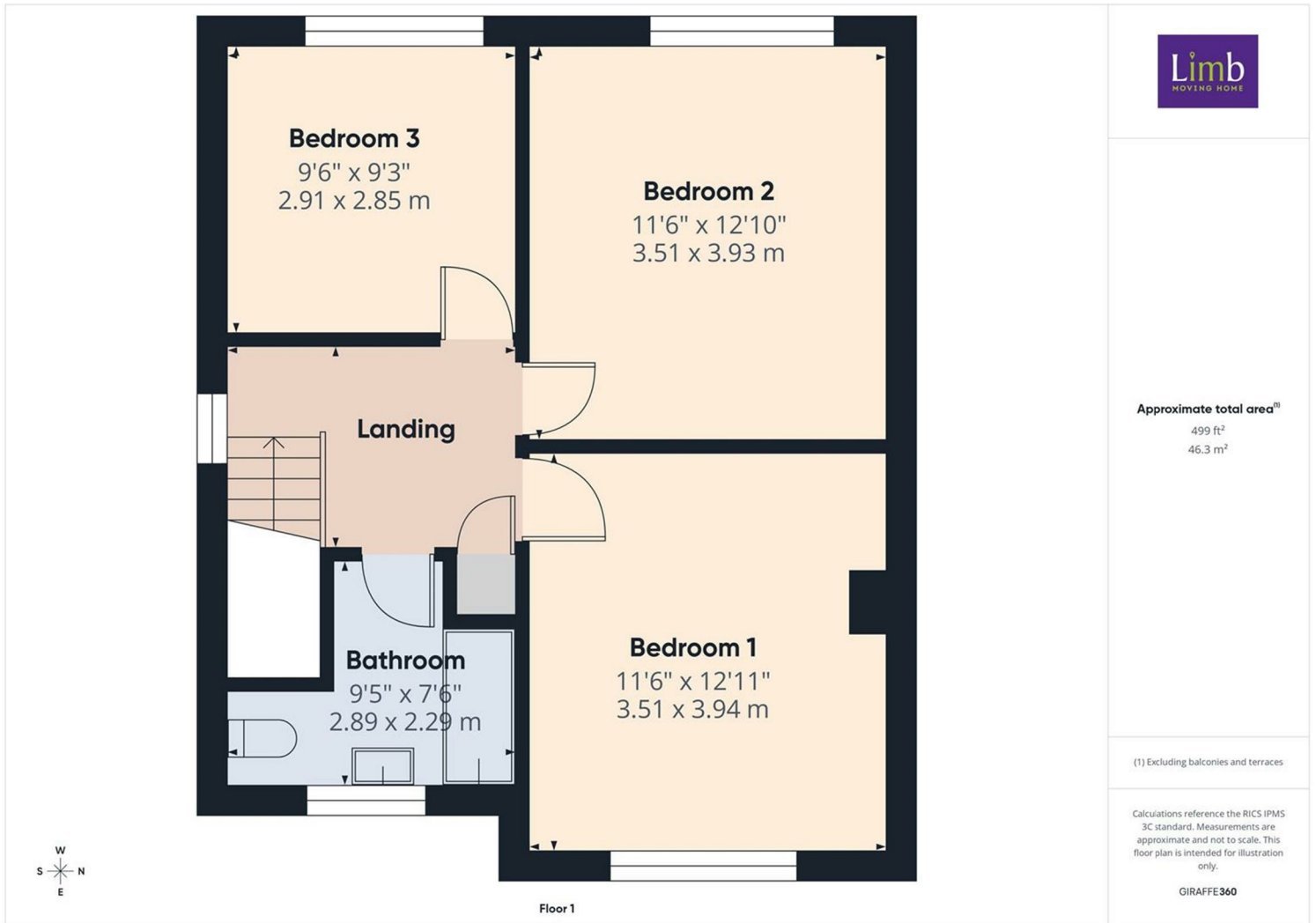
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.


PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	