

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



24 Sandholme Park, Gilberdyke, East Yorkshire, HU15 2GD

- 📍 Detached House
- 📍 Beautiful Garden
- 📍 Four Reception Rooms
- 📍 Council Tax Band = D

- 📍 Four Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Double Garage
- 📍 Freehold / EPC = D

Offers Over £375,000

INTRODUCTION

Occupying an enviable position within this popular residential development and being tucked away from the main street is this attractive detached house with double garage. Offering an extensive array of accommodation including a stunning orangery to the rear overlooking the beautiful mature garden, viewing is strongly recommended to appreciate this lovely home. The property has the benefit of gas central heating to radiators, uPVC double glazing and the accommodation, as depicted on the attached floorplan, briefly comprises an entrance hall, study, dining room, lounge, orangery, kitchen, utility room and cloaks/W.C. Upon the first floor is a spacious landing off which there are four good sized bedrooms with en-suite shower room to bedroom 1 plus there is a family bathroom.

The property is tucked away from the main street and accessed across a block set driveway which leads to the block set parking forecourt providing ample parking and access to the double garage. The lovely garden is a particular feature enjoying much privacy with established and mature trees and shrubbery.



LOCATION

Sandholme Park forms a cul-de-sac of detached properties which runs directly off Sandholme Road in the village of Gilberdyke. The village of Gilberdyke lies on the B1230 and lies some 18 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, the village is ideally placed for access to the A63/M62 motorway network. Gilberdyke and the neighbouring village of Newport offer a good range of local shops, recreational facilities, amenities and schooling. There is a railway station in Gilberdyke which lies a short distance away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.



STUDY

9'4" x 7'0" approx (2.84m x 2.13m approx)
Window to front elevation.



DINING ROOM

12'0" x 9'8" approx (3.66m x 2.95m approx)
Window to front elevation.



LOUNGE

14'7" x 12'1" approx (4.45m x 3.68m approx)
With log burning stove and opening through to the orangery.



ORANGERY

12'8" x 11'4" approx (3.86m x 3.45m approx)

Lovely space with doors opening out to the beautiful rear garden.



KITCHEN

16'7" x 8'11" approx (5.05m x 2.72m approx)

Having a range of fitted base and wall units with granite worksurfaces, one and a half bowl inset sink with drainer and shower style mixer tap, double oven, four ring gas hob with filter hood above and dishwasher. Inset spot lights, tiled floor and door to the rear garden.



UTILITY

With fitted units, plumbing for a washing machine, space for tumble dryer, tiled floor and external access door to side.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

FIRST FLOOR

LANDING

Spacious landing with cylinder/airing cupboard, loft access hatch and window to front.



BEDROOM 1

12'0" x 11'1" approx (3.66m x 3.38m approx)
With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a corner shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, window to side.



BEDROOM 2

12'4" x 9'4" approx (3.76m x 2.84m approx)
Window to front elevation.



BEDROOM 3

10'1" x 9'4" approx (3.07m x 2.84m approx)
Window to rear elevation.



BEDROOM 4

9'3" x 7'9" approx (2.82m x 2.36m approx)
Window to front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Half tiling to walls, window to rear.



OUTSIDE

The property is tucked away from the main street and accessed across a block set driveway which leads to the block set parking forecourt providing ample parking and access to the double garage with automated door. The lovely garden is a particular feature enjoying much privacy with established and mature trees and shrubbery. There are patio areas, a greenhouse and a vegetable patch.



PATIO



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

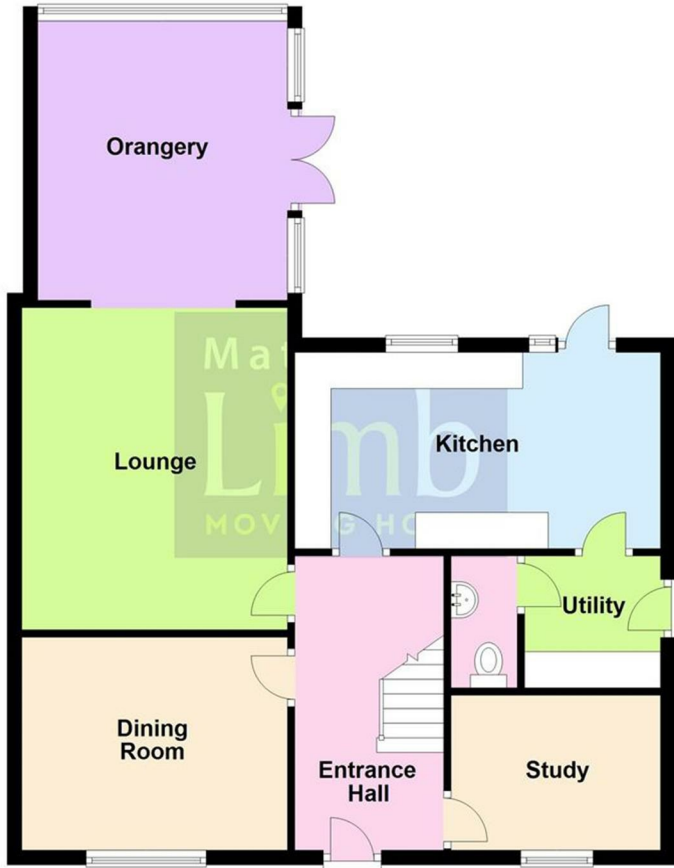
VALUATION SERVICE

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.



Ground Floor

Approx. 76.4 sq. metres (822.6 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



Total area: approx. 140.3 sq. metres (1510.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

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