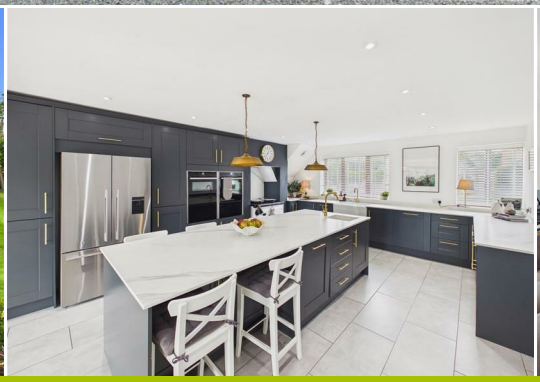
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









Albany House, Main Road, Gilberdyke, East Yorkshire, HU15 2SL

- Stunning Detached House
- Beautifully Appointed
- Accom. of 2,600sq.ft.
- Council Tax Band = D
- 4 Beds/4 Baths
- Approx. 1/3 of an Acre
- Double Garage + Parking
- Freehold/EPC = C

Offers Over £600,000

INTRODUCTION

This fabulous detached period property is beautifully appointed and ideal for a growing family. Having been thoughtfully remodelled and stylishly presented in recent times, this wonderful home stands in lovely landscaped grounds of around a third of an acre which enjoys a south facing rear aspect. A gated entrance opens to an expansive driveway and double garage. The accommodation extends to around 2,600sq.ft. across two floors with a combination of separate rooms and open plan living spaces complimented by an array of stylish modern fittings. Features include an impressive entrance reception with oak framed porch to the side, formal lounge, play/games room and an outstanding open plan living kitchen and dining area with bi fold doors opening out to the garden. There is also a separate study/sitting room and a utility room. Upon the first floor are three en-suite bedrooms in addition to a fourth bedroom served by a separate bathroom. This is undoubtedly a unique property of great appeal and early viewing is strongly recommended.



LOCATION



The property stands proudly on the south side of Main Road, Gilberdyke. The sister villages of Gilberdyke and Newport offer a desirable residential experience on the western edge of the East Riding. Often considered one cohesive community, they provide an exceptional quality of life distinguished by a friendly, village-scale atmosphere and expansive rural surroundings. Together, they offer a perfect environment for families and professionals who value the tranquillity of the countryside while remaining part of a vibrant local network.

A variety of local services ensure that residents enjoy a high standard of living with everyday essentials right on the doorstep. The villages are well-equipped with a local supermarket, independent shops, and traditional pubs. For more extensive retail and leisure needs, the comprehensive amenities of Brough or Howden are just a short drive away, offering a wider array of supermarkets, fitness facilities, and professional services, providing a perfect balance of village peace and modern convenience.

The community is served by two well-regarded primary schools: Gilberdyke Primary School and Newport Primary School. For secondary education, the area is perfectly positioned for access to the highly regarded South Hunsley School and Sixth Form College in Melton or the well-respected Howden School. Furthermore, additional independent schooling options are within easy reach, ensuring diverse academic pathways for all students.

Gilberdyke and Newport provide superb regional connectivity, making them some of the best-connected rural locations in the county. The villages sit immediately adjacent to the M62 corridor, providing a direct link to Hull, Leeds, and the national motorway network. Furthermore, Gilberdyke features its own railway station, offering regular services to Hull, Leeds, Doncaster, and Manchester – a significant advantage for professional commuters.

Accessibility to key destinations includes:

- Howden: Approx. 5 miles
- Beverley: Approx. 16 miles
- Hull City Centre: Approx. 18 miles
- York: Approx. 22 miles
- Leeds: Approx. 40 miles

Beyond the immediate vicinity, the location offers immediate access to the East Riding countryside. Positioned within the fertile landscapes, the area is a haven for outdoor enthusiasts. This blend of community spirit and strategic transport links truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A very impressive and spacious entrance hallway with staircase leading upto the first floor landing above. There is also a side access to the driveway which features an oak detailed storm porch.





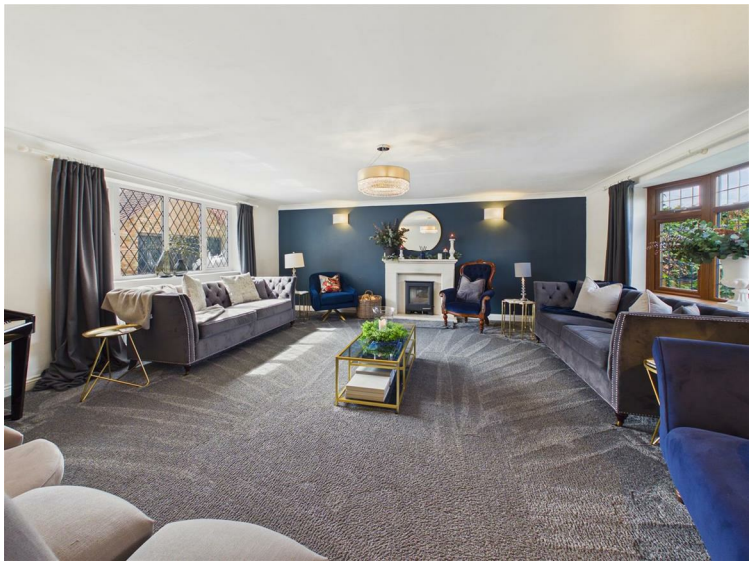
CLOAKS/W.C.

With concealed flush W.C., wash hand basin, tiled floor, heated towel rail.

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LIVING ROOM

An room of elegant proportions and light with cantilever style window to front elevation, further window to rear. The focal point of the room is a beautiful limestone fire surround housing a log burner.





GAMES/PLAY ROOM

A multipurpose room with vaulted ceiling and exposed trusses. There are two arched openings with bespoke inset double doors opening out to the rear terrace and to one wall is a range of storage cupboards.



LIVING KITCHEN

A simply stunning open plan space linking through to the dining area with bi fold doors opening out to the garden beyond. The kitchen features and extensive range of beautiful shaker style units with grand island and Dekton surfaces. There is a double trough style Rangemaster sink with mixer tap and waste disposal unit and there is a further undercounter sink fitted to the island again with mixer tap. Appliances include conventional Neff oven with warming drawer and a combination microwave/oven, again with warming drawer, Neff induction hob, two integrated dishwasher and space for an American style fridge freezer.











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DINING AREA

With windows overlooking the garden, the bi fold doors provide access out to the terrace and there are further fitted drinks cabinetry again with Dekton work surface and undercounter sink.









DAY ROOM/STUDY

A lovely room with feature fire surround, cast and tiled fireplace housing an open fire, window to front elevation.



UTILITY ROOM

Extensively fitted with matching shaker style units and Dekton work surfaces, double range master ceramic sink with mixer tap, plumbing for automatic washing machine, space for further appliances, heated towel rail, window to side, tiled floor.

FIRST FLOOR

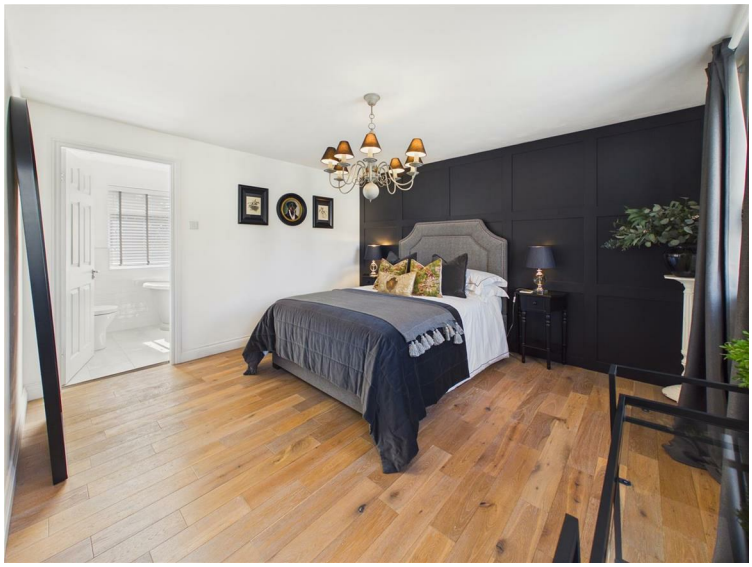
SPLIT LEVEL LANDING

With windows to the front and access to roof void available.



BEDROOM 1

A peaceful retreat with attractive decorative panelling to wall, two windows to front elevation.





EN-SUITE BATH/SHOWER ROOM

With a beautiful suite comprising concealed flush W.C., circular wash hand basin on fitted cabinet, oval shaped freestanding bath and "walk in" shower area with rainhead and handheld shower system, tiled surround, heated towel rail, tiling to the floor.



BEDROOM 2

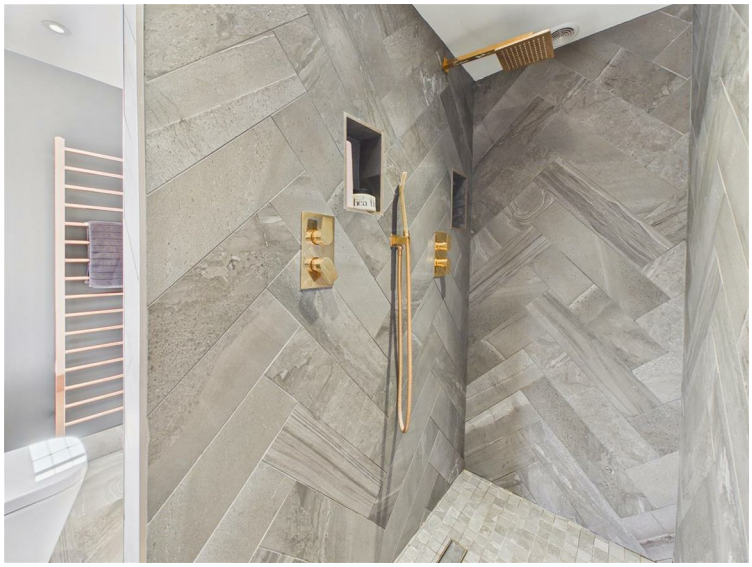
A fabulous double bedroom with double opening windows to rear.



EN-SUITE SHOWER ROOM

Beautifully appointed with moulded twin wash hand basins with drawers beneath, concealed flush W.C., "walk in" shower area with dual rainhead showers and handheld shower system, tiling to walls and floor, heated towel rail. Situated off is a "walk in" wardrobe.





BEDROOM 3

Window to front elevation, cupboard to corner housing water cylinder and Valiant gas fired central heating boiler.



EN-SUITE SHOWER ROOM

With large shower enclosure, low level W.C. and circular wash hand basin to corner, tiled surround and floor, heated towel rail.



BEDROOM 4

A double bedroom with two windows to rear elevation.



BATHROOM

A stylish suite comprising concealed flush W.C., slipper shaped freestanding bath, wash hand basin in cabinet and "walk in" shower area, tiled surround.



OUTSIDE

With an overall site of approx. a third of an acre, the property occupies a prominent position on Main Street with a low boundary wall and gated entrance to the front path. Wrought iron gates allow access to the gravelled driveway which provides excellent parking facilities, turning space and access to the detached double garage which has a store/workshop behind. The rear garden enjoys a southerly aspect and has mature coniferous borders which provide much seclusion. The garden is predominantly lawned with ornamental and shrub borders and an extensive paved terrace ideal for relaxing or entertaining. There is also an area ideal for play equipment and a barbeque area.





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REAR VIEW





DRIVEWAY



SIDE ENTRANCE



NIGHT SHOT



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of 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 D. We would recommend a purchaser make their own enquiries to verify this.

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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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Sandholme
M62
Main Rd
Newport
Scalby
Gilberdyke
M62
Bennetland
STADDLETHORPE
Greenoak
Bellasize
Google
Map data ©2026 Google



Approximate total area(1)

1669 ft²

155.1 m²

Reduced headroom

1 ft²

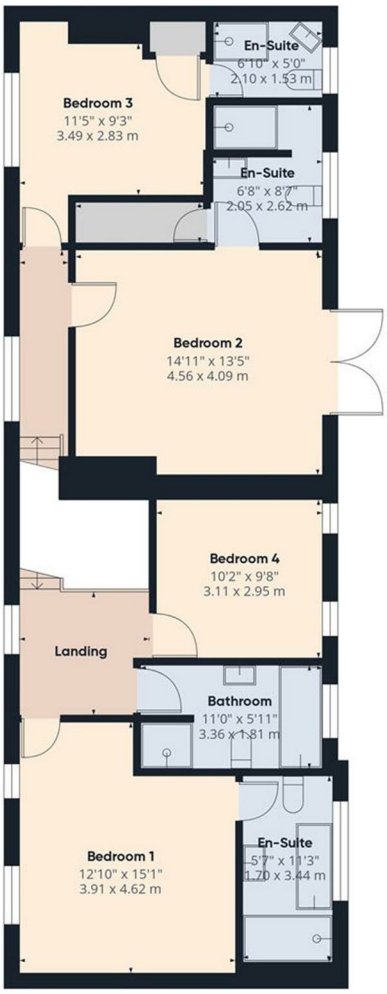
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1

Approximate total area(1)

938 ft²

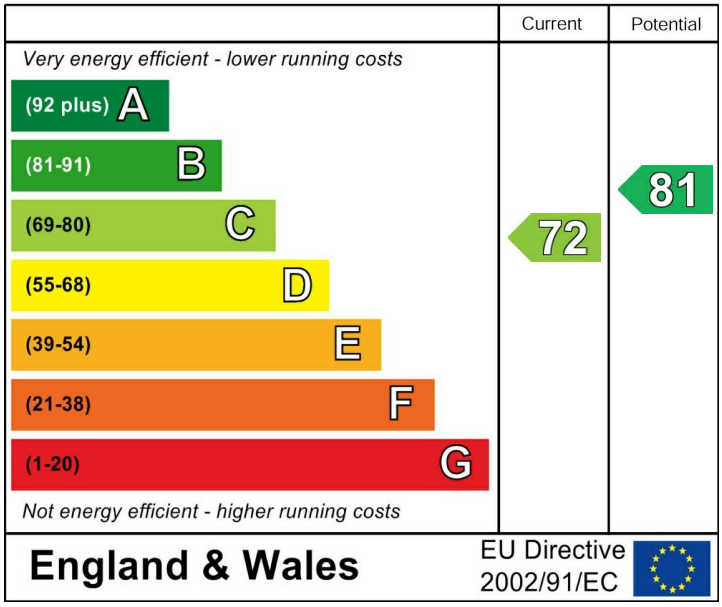
87.1 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

