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**Limb**  
MOVING HOME



*4 Westbrook Crescent, Gilberdyke, East Yorkshire, HU15 2TR*

- 📍 Semi Detached House
- 📍 Village Location
- 📍 South-Facing Garden
- 📍 Council Tax Band = B

- 📍 3 Bedrooms
- 📍 Recently Fitted Bathroom
- 📍 Garage & 3 x Parking
- 📍 Freehold / EPC = C

**£180,000**

## INTRODUCTION

This three-bedroom semi-detached home in Gilberdyke has been thoughtfully updated to offer contemporary living in a convenient village location. The property features a modern kitchen and a recently installed family bathroom, alongside the comfort of gas central heating and double glazing throughout—making it an ideal choice for first-time buyers or investors.

The ground floor accommodation includes a comfortable lounge and an open-plan kitchen/diner, fitted with contemporary units and ample workspace. Upstairs, there are three well-proportioned bedrooms and a stylish, recently refurbished bathroom.

The exterior is a particular highlight; the south-facing rear garden is designed for entertaining, featuring a decked area directly to the rear of the property and a modern summer house that offers great versatility as a home office or bar. To the front and side, a generous driveway provides off-street parking for up to three vehicles and leads to a single garage with convenient rear garden access.

## LOCATION

Westbrook Crescent connects Westbrook Road and Bellasize Park as part of a popular residential area on the southerly side of Scalby Lane in 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 which lies only 0.4 miles from the property and offers 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

Shoe storage to corner and stairs to first floor.

## KITCHEN/DINER

Of a contemporary style with fitted units and worksurfaces throughout, the kitchen benefits from integrated appliances including double oven with warming drawer underneath, fridge-freezer and plumbing with space for a dishwasher, wine cooler and washing machine. There is a sink & drainer beneath a window to the front of the property, and a four-ring induction hob sits beneath a filter hood and chimney with a tiled splashback extending the surround of the worksurfaces. There is comfortable space for a small dining table, with additional understairs storage access available.





## LOUNGE

With tiled fireplace and hearth with mantel over, window to rear and door opening out to the rear garden. Please note the electric fire will not be included in the sale.



## FIRST FLOOR

## LANDING

## BEDROOM 1

Comfortable double bedroom with fitted wardrobes and shelves and a window to the rear elevation.



## BEDROOM 2

With storage cupboard to corner, window to the side elevation and fitted dressing units beneath window to the front elevation.



## BEDROOM 3

Window to the front elevation and fitted cupboard space to corner.



## BATHROOM

This recently installed, stylish bathroom is half-tiled throughout and comprises a low-flush W.C., wash-hand basin atop fitted vanity unit and a bath with shower over, contemporary tiled surround and shower screen. Window to the side elevation.



## OUTSIDE

The south-facing rear garden benefits from a decked area directly to the rear of the property, access to the garage and a modern summer house, perfect for an office or bar area. There is ample parking space for up to three vehicles on the driveway to the front and side of the property, which leads to a single garage adjoined to the property with an additional door to the rear garden.



## SUMMERHOUSE



## HEATING

The property has the benefit of gas 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 B. 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*

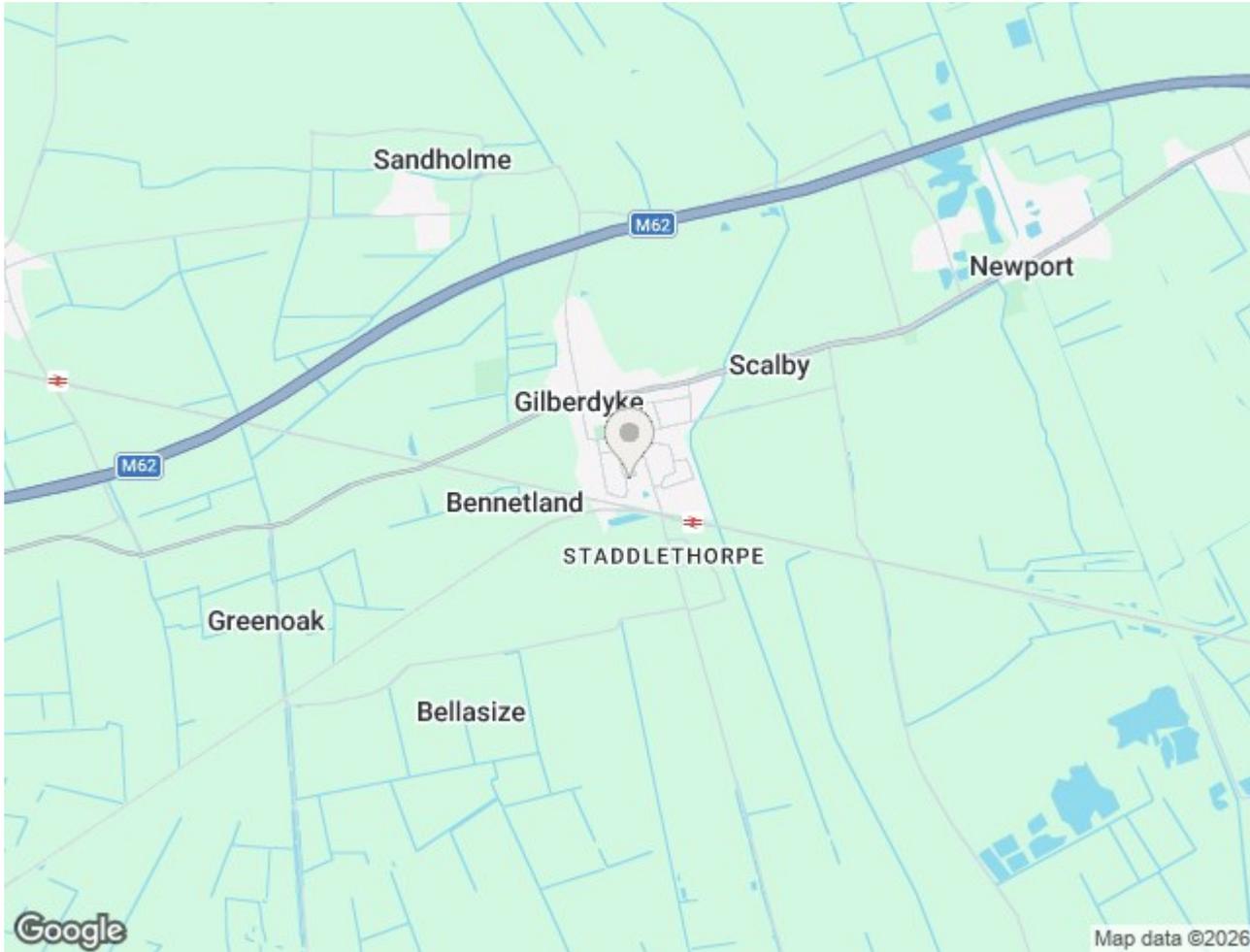
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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*

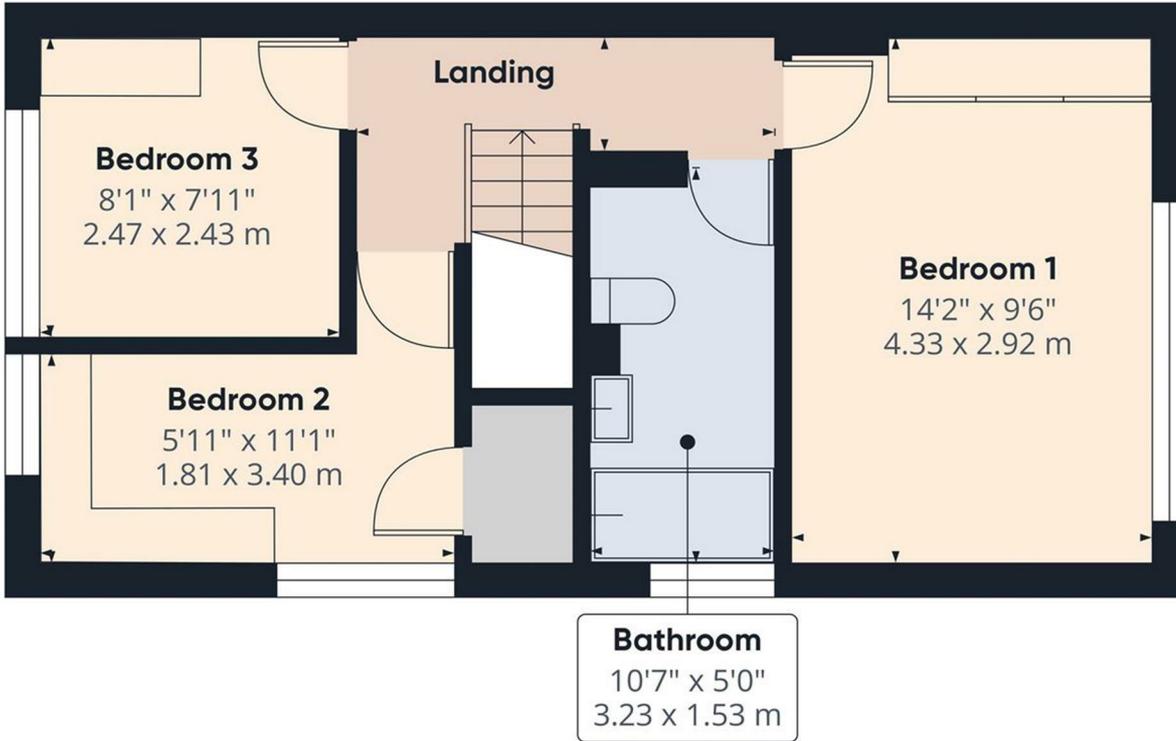
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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







Approximate total area<sup>(1)</sup>  
380 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(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

Floor 1



