CLUBLEYS

# 20, Hawthorn Way, Gilberdyke, HU15 2YB
## Offers Over £220,000







SPACIOUS FOUR BEDROOMED DETACHED FAMILY HOME

This lovely detached house offers a great blend of comfortable and modern living with two reception rooms, kitchen and cloakroom to the ground floor. To the first floor are four spacious bedrooms, master en suite and a family bathroom.

Outside the property has a lawned area to the front, a side driveway provides off street parking leading to the garage, the rear the garden is laid mainly to lawn with a paved patio area and decorative stone planters.

EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED

Tenure - Freehold
EPC - C
Council Tax Band - D

Tenure: Freehold
East Riding of Yorkshire
BAND: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL
Front entrance door, double glazed window to the side and stairs leading to first floor accommodation. Radiator.

### LOUNGE
4.94m x 3.84m (16'2" x 12'7")
Double glazed windows to the front elevation, feature fireplace with wooden surround, marble effect inset and hearth housing coal effect gas fire, ceiling coving and laminate flooring.

### DINING ROOM
2.95m x 2.81m (9'8" x 9'2")
A great space with feature half panelled wall, laminate flooring, double glazed patio doors lead into the rear garden.

### KITCHEN
4.32m x 3.08m (14'2" x 10'1")
Fitted with a good range of wall and base units with complimentary work surfaces incorporating, split level oven, stainless steel sink with mixer tap, space/plumbing for washing machine, tumble dryer, four ring gas hob with extractor over and space for fridge/freezer. Understairs storage cupboard, door leading to integral garage and double glazed window to the rear elevation.

### DOWNSTAIRS WC
1.64m x 1.07m (5'4" x 3'6")
Suite comprising of Low level WC, space saver sink set in vanity unit with tiled splashback, feature radiator, modern tiling to the floor.

### LANDING

### BEDROOM ONE
3.45m x 2.86m (11'3" x 9'4")
A good sized double with double glazed window to the rear elevation, range of fitted wardrobes, door into en-suite.

### ENSUITE
1.93m x 2.01m (6'3" x 6'7")
Double glazed opaque window to the side elevation, suite comprising of corner shower cubicle, low level WC and pedestal wash hand basin.

### BEDROOM TWO
2.61m x 3.14m (8'6" x 10'3")
A good sized room with double glazed window to the front elevation, laminate flooring.

### BEDROOM THREE
2.47m x 2.86m (8'1" x 9'4")
Good sized room with double glazed window to the front elevation.

### BEDROOM FOUR
2.44m x 2.50m (8'0" x 8'2")
Good sized room with double glazed window to the rear elevation.

### FAMILY BATHROOM
1.80m x 2.02m (5'10" x 6'7")
Double glazed opaque window to the side elevation, suite comprising of panelled bath, pedestal wash hand basin and low level WC.

### OUTSIDE
To the front of the property is a resin driveway with space for two vehicles and resin step leads to front entrance door. To the rear of the property is an enclosed garden which is mainly laid to lawn with fencing to the boundary line, paved patio area and feature pond.

### ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

### MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### APPLIANCES
No appliances have been tested by the agent.

### SERVICES
Mains water, drainage and electricity are connected to the property.

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Estate Agents | Lettings Agents | Chartered Surveyors




Total area: approx. 113.9 sq. metres (1226.3 sq. feet)

**AGENTS NOTES**
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.

**VIEWING**
By appointment with the Agent.

**OPENING HOURS**
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

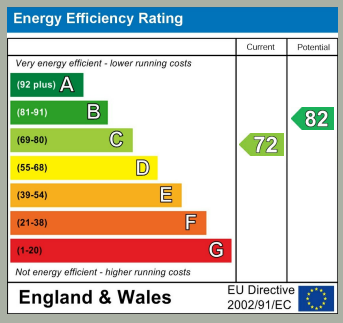
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

**AML Obligations**
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.