CLUBLEYS

5, Lime Tree, Gilberdyke, HU15 2TX
Guide Price £210,000







This delightful semi-detached dormer bungalow offers a perfect blend of comfort and convenience. Set on a generous corner plot within a picturesque tree-lined cul-de-sac, this property boasts ample driveway parking.

Accommodation opens into a welcoming open-plan lounge that seamlessly flows into the dining area, the kitchen is well-equipped with integrated appliances. The ground floor features a spacious bedroom, complete with an en-suite shower, alongside a separate cloakroom for added convenience.

Venturing upstairs, you will discover two further bedrooms, providing ample space for family or guests, as well as an upstairs WC for practicality. The layout of this home is thoughtfully designed to cater to the needs of living while maintaining a sense of homeliness.

Gilberdyke is a thriving community that offers the tranquillity of village life, yet remains conveniently close to major transport links such as the M62 and A63. This location is perfect for those who prefer the peacefulness of the countryside over the hustle and bustle of city life.
In summary, this semi-detached dormer bungalow is a wonderful opportunity for anyone seeking a comfortable family home in a serene setting.

Tenure: Freehold
East Riding of Yorkshire
BAND: B

ENTRANCE
UPVC door leading directly into...

KITCHEN
2.751 x 3.679 (9'0" x 12'0")
Contemporary kitchen with integrated wall mounted oven and microwave, gas hob and extractor over, built in fridge/freezer, space for washing machine, pull out larder units. stainless steel single drainer sink unit with mixer tap. window to front and side elevation. With half glazed door leading to driveway and garden

HALLWAY
0.979 x 2.055 (3'2" x 6'8")
With doors leading to....bedroom one, kitchen, cloakroom and lounge.

CLOAKROOM
1.659 x 2.16 (5'5" x 7'1")
Window to side elevation. Low level WC and pedestal wash hand basin. Heated towel rail

LOUNGE
3.228 x 6.077 (10'7" x 19'11")
Window to front elevation. electric fire with feature surround, marble effect back and hearth, open plan leading to..

DINING ROOM
3.240 x 3.649 (10'7" x 11'11")
French doors to rear elevation, with stairs off to first floor...

BEDROOM ONE
2.756 x 3.892 (9'0" x 12'9")
Window to rear elevation, walk in shower enclosure, radiator. Ideal for those with limited mobility.

FIRST FLOOR
Landing with storage cupboard and doors leading to...

BEDROOM TWO
3.195 x 2.643 (10'5" x 8'8")
Window to side elevation, loft access and storage cupboards housing boiler.

BEDROOM THREE
3.382 x 3.320 (11'1" x 10'10")
With sky light window to front elevation, a range of storage space, radiator.

WC
0.946 x 1.408 (3'1" x 4'7")
Low level WC and pedestal wash hand basin

OUTSIDE
To the front and side there is a gravelled driveway and parking, leading to the good sized rear garden, timber boundary fencing, planted borders, two paved patio areas to take advantage of the sunny aspect.

ADDITIONAL INFORMATION
EPC RATING - COUNCIL TAX BAND B

*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.

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

SERVICES
Mains drains, water, gas and electricity.

APPLIANCES
None of the appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

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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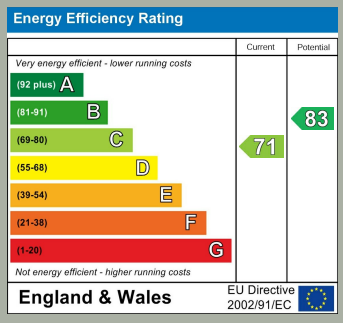

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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