



Harrison Croft, Gilberdyke, HU15 2GW
£265,000

Philip
Bannister
Estate & Letting Agents

Harrison Croft, Gilberdyke, HU15 2GW

Key Features

- Modern Town House In Exclusive Development
- Versatile 4 Bedroom Accommodation
- Family Friendly Property & Setting
- Impressive Accommodation With Many Upgrades
- Stunning Dining Kitchen With Quartz Worksurfaces
- Spacious Lounge With Views Towards The Jubilee Pond
- 3 Bath/Shower Rooms + Ground Floor Cloaks
- Private Landscaped Rear Garden
- Driveway Parking & Garage
- EPC - B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	86
(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	

Nestled within an exclusive development of contemporary homes, this modern gem is positioned at the head of a cul-de-sac, offering an ideal residence for families. Boasting a prime location, this townhouse is conveniently situated near a wealth of amenities, including shops, schools, and a railway station, ensuring both convenience and accessibility. It enjoys a fantastic position, overlooking a play park, making it a perfect home for families with children.

The stunning range of accommodation is finished to a high standard and includes a number of aftermarket upgrades. Upon entering the house, a welcoming entrance hall is complete with a cloakroom and utility room for added convenience. The heart of the home lies in the stunning full-width dining kitchen, adorned with Quartz worksurfaces, creating a contemporary and inviting space. The first floor features a spacious lounge with views towards The Jubilee Pond, along with two bedrooms and a family bathroom. Ascending to the second floor, two generously sized bedrooms each boast their own en-suite facilities.

The exterior of the property is equally appealing, with a landscaped private rear garden, driveway parking, and an integral garage, providing a complete package for modern living.







LOCATION

The property sits proudly as part of a modern development built by Messrs Orion Homes within the picturesque village of Gilberdyke. Surrounded by the East Yorkshire countryside, the village retains a rural charm and offers a peaceful living environment. The village is known for its community spirit and friendly atmosphere. Located towards the southern fringes of the village, close to the delightful Jubilee pond and a short distance from a range of local amenities including shops, railway station, playpark and schooling.

ACCOMMODATION

The spacious and versatile accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door allows access to the property. The welcoming entrance hall features a large storage cupboard, internal access to the ground floor accommodation and a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and a wall mounted wash basin with a tiled splashback. There is tiling to the floor and recessed spotlights to the ceiling.

DINING KITCHEN

9'7 x 16'6 (2.92m x 5.03m)

This stunning full width dining kitchen is fitted with a comprehensive range of high quality wall and base units which are mounted with beautiful Quartz worksurfaces and matching upstands. A moulded sink unit with swan neck mixer tap sits beneath a

window to the rear elevation, integral appliances include an oven, four ring gas hob beneath an extractor hood, fridge freezer and dishwasher. There is undercabinet lighting, recessed spotlights and a tiled floor through. Ample space to one end is suitable for a dining table and French doors lead to the rear garden.

UTILITY ROOM

A useful utility space which is plumbed for an automatic washing machine. There is further space for a tumble dryer with worksurfaces above, tiled flooring and recessed spotlights.

FIRST FLOOR

LANDING

With access to the first floor accommodation, a staircase leading to the second floor and a large recessed storage cupboard with lighting.

LOUNGE

16'6 x 13'9 (5.03m x 4.19m)

A spacious, light filled room with two windows to the front elevation and ample space for a living room suite.

BEDROOM 3

9'7 x 8' (2.92m x 2.44m)

Positioned to the rear of the property with a window to the elevation.

BEDROOM 4

9'7 x 8' (2.92m x 2.44m)

Positioned to the rear of the property with a window to the elevation.

BATHROOM

The contemporary bathroom is fitted with a quality three piece suite comprising WC, wall mounted wash

basin and a panelled bath. There is a heated towel rail, half tiled walls, a tiled floor and recessed spotlights.

SECOND FLOOR

LANDING

With access to the second floor accommodation. A recessed cupboard houses the boiler and there is a loft hatch.

BEDROOM 2

11'1 x 10'11 (3.38m x 3.33m)

An attractive double bedroom with a sloped ceiling and large Velux window. En-suite facilities off.

EN-SUITE

A modern en-suite fitted with a WC, wall mounted wash basin and a shower cubicle. There is a heated towel rail, tiling to the walls and floor, recessed spotlights and a Velux window.

BEDROOM 1

15'1 x 12'1 (4.60m x 3.68m)

A fabulous master bedroom suite with fitted wardrobes, sloping ceiling and two large Velux windows. En-suite facilities off:

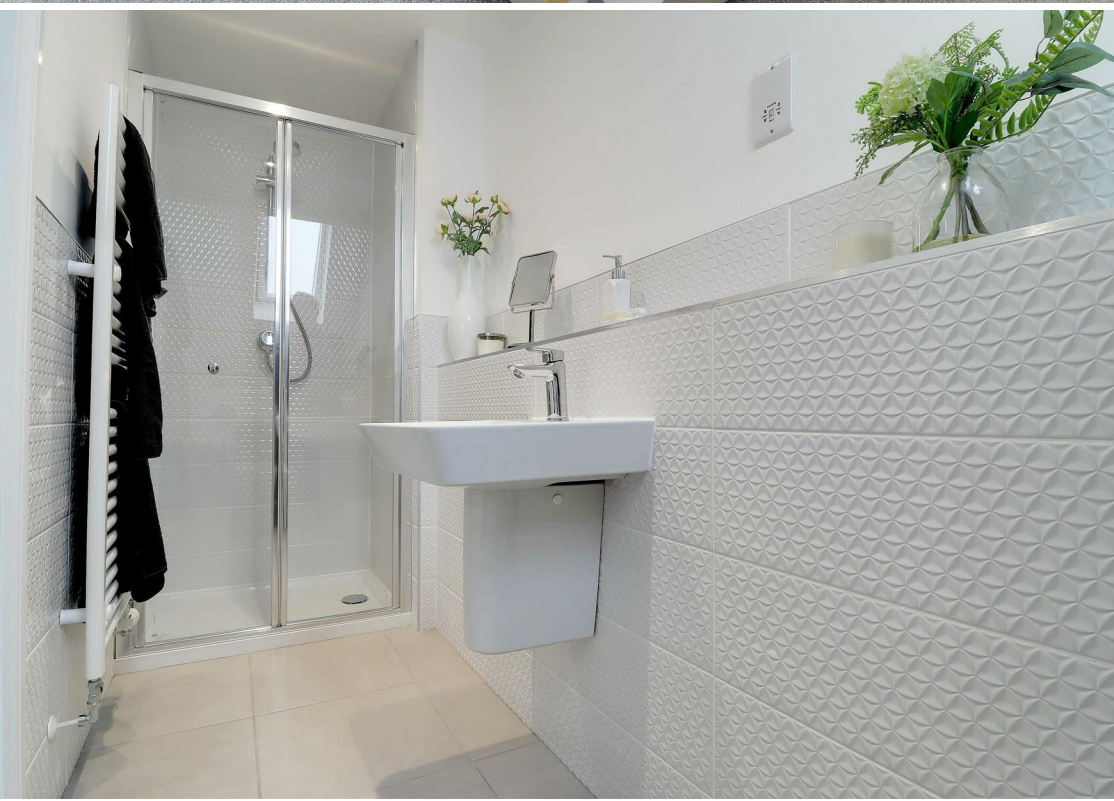
EN-SUITE

This luxurious en-suite is fitted with a three piece suite comprising WC, wall mounted wash basin and a large shower enclosure. There is textured tiling to the walls, a tiled floor, heated towel rail, recessed spotlights and a Velux window.

OUTSIDE

FRONT

To the front of the property there is driveway parking with additional parking within the integral garage. A footpath leads to the entrance door.



REAR

The attractive rear garden offers excellent privacy and is not overlooked to at the rear. The garden is mainly to lawn with a large timber decked area adjacent to the property, with decorative stone laid to one side, a rear access gate and timber fencing.

GARAGE

The integral garage provides additional parking and has the benefit of an electric thermal roller door, light and power.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold. There are however associated management fees for the development which should be clarified as part of pre-contract enquires.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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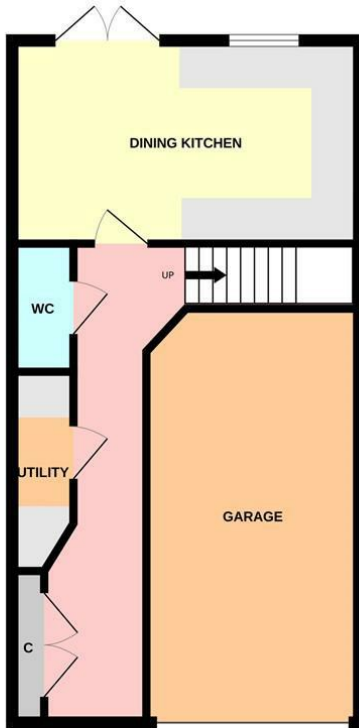
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

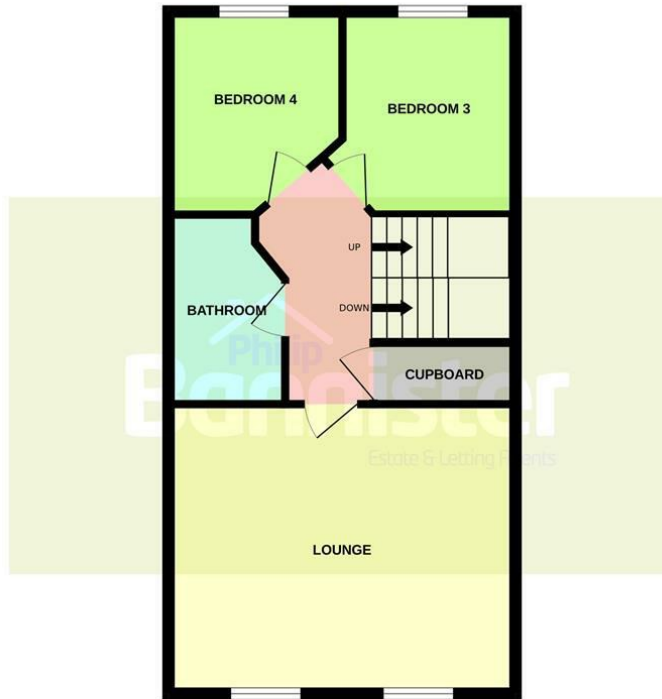




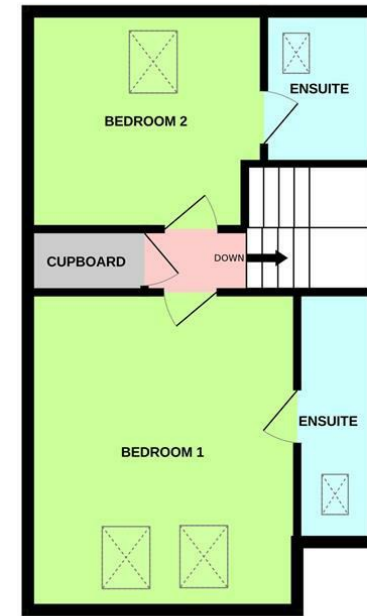
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



SECOND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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