



Wades Cottages, Gilberdyke, HU15 2TE
£160,000

Philip
Bannister
Estate & Letting Agents

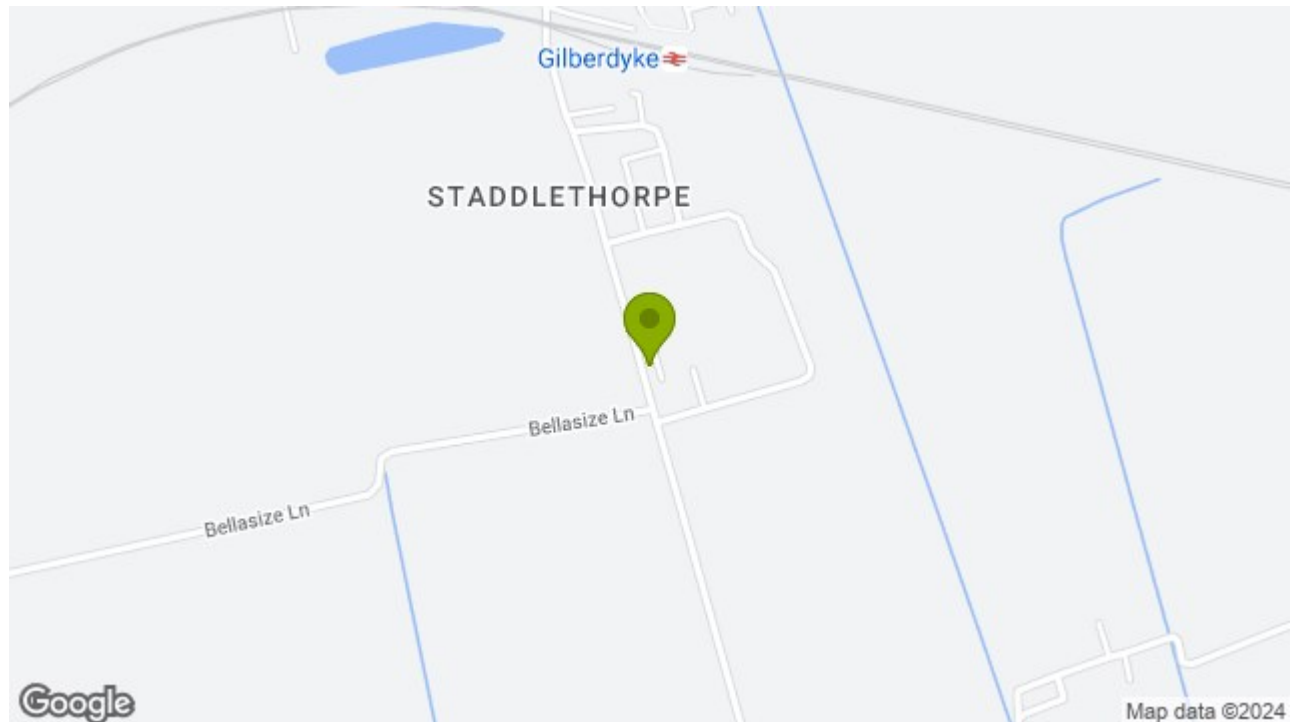
Wades Cottages, Gilberdyke, HU15 2TE

NO CHAIN - A traditional 2 bedroom cottage enjoying wonderful countryside views! The property has been renovated throughout by the current owners and offers ready-to-move-in accommodation which includes an entrance porch to a hall, front facing living room with stunning AGA multi-fuel stove, attractive dining kitchen, 2 double bedrooms to the first floor (fitted master) and a contemporary bathroom with a 4 piece suite. To the rear of the property is a courtyard style garden leading via a gate across a ten foot to a further fully enclosed garden with a single garage.

Key Features

- NO CHAIN
- Traditional Cottage
- 2 Double Bedrooms (Fitted Master)
- Fabulous Views Over Farmland
- Contemporary 4 Piece Bathroom
- Stunning AGA Multi-Fuel Stove
- Modern Dining Kitchen
- Gardens, Garage & Parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a residential entrance door, the porch has an internal door to:

ENTRANCE HALL

With a staircase leading to the first floor and an internal door to:

LIVING ROOM

12'10 x 14' (3.91m x 4.27m)

The beautifully appointed front facing reception room features a stunning exposed brick fireplace installed with an AGA multi-fuel stove beneath a wooden mantle and sat on a slate hearth. A door leads to an understair cupboard and there is a window to the front elevation.

DINING KITCHEN

8'10 x 16'10 (2.69m x 5.13m)

The modern fitted kitchen comprises a range of shaker style wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit with swan neck mixer tap sits beneath a window to the rear elevation, there is an integrated electric oven and a gas hob beneath an extractor hood. There is space and plumbing for an automatic washing machine, space for a slimline dishwasher and space for a larder fridge freezer. To the opposite end of the kitchen there is ample room for a dining table and chairs. A door leads to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

9'10 x 17' incl wardrobes (3.00m x 5.18m incl wardrobes)

The attractive master bedroom enjoys fabulous views across open farmland. The bedroom is a good sized double and to one corner there are fitted wardrobes.

BEDROOM 2

12' x 9'6 (3.66m x 2.90m)

A second double bedroom with a window to the rear elevation.

BATHROOM

8'6 x 6'10 (2.59m x 2.08m)

The luxuriously appointed bathroom is fitted with a modern four piece suite comprising WC and vanity basin within a fixed unit, bath and a large corner shower cubicle with a thermostatic shower. There are tiled walls, chrome heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled forecourt style garden with timber fencing to the perimeter. A footpath leads to the property.

REAR

Immediately to the rear of the property there is a gated yard. Beyond the yard there is a tenfoot access which leads a garden. The garden is gated, with a footpath leading to a lawn and gravelled area beyond.

GARAGE

Accessed via the tenfoot there is a concrete sectional garage with an up and over door.

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 A. (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.

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.

AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT 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
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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