

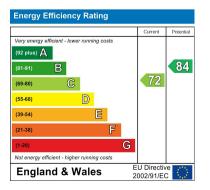
**Fair View Close, Gilberdyke, HU15 2WG** £200,000



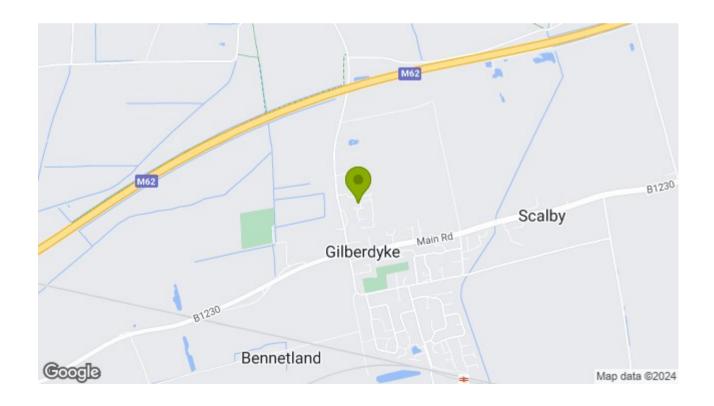
# Fair View Close, Gilberdyke, HU15 2WG

## **Key Features**

- 3 Bedroom Semi-Detached Home
- Pleasant Front Aspect
- Dining Kitchen With Utility
- Modern Bathroom
- Fitted Master Bedroom
- Low Maintenance Rear Garden
- Side Driveway With EV Charger
- EPC = C



Located on the outskirts of the village within a sought-after cul-de-sac, this semi-detached home anjoys a pleasant front aspect and ample space for comfortable living. The internal accommodation includes an entrance hall leading to a bay-fronted lounge. The dining kitchen provides is complemented by a convenient utility room and WC. Upstairs, three well-appointed bedrooms, including a fitted master, while a modern family bathroom ensures convenience. Outside, gardens to the front and low-maintenance artificial turf to the rear provide excellent outdoor spaces, with a side driveway featuring an EV charger offering convenient parking.





### **ACCOMMODATION**

The property is arranged over two floors and comprises:

## **GROUND FLOOR**

## **ENTRANCE HALL**

Allowing access to the property through a residential entrance door. A staircase leads to the first floor and an internal door leads to:

## LOUNGE

14'3 x 11'11 (4.34m x 3.63m)

A bay fronted reception room having a feature fireplace housing a gas fire.

## DINING KITCHEN

13'5 x 11'10 (4.09m x 3.61m)

A fitted kitchen comprises a selection of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback, a stainless steel sink unit beneath a window to the rear, integral appliances include an oven, hob, filter hood and dishwasher. There is space for a fridge freezer and a dining table to the centre.

## **UTILITY ROOM**

7'2 x 4'1 (2.18m x 1.24m)

There are fitted units, worksurfaces, space and plumbing for an automatic washing machine and a tumble dryer.

## CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

#### FIRST FLOOR

#### LANDING

With a built-in airing cupboard and access to the first floor accommodation.

## **BEDROOM 1**

12'5 x 10'8 (3.78m x 3.25m)

A double bedroom with a wall of fitted wardrobes.

## **BEDROOM 2**

11'10 x 8'4 (3.61m x 2.54m)

A second double bedroom.

## **BEDROOM 3**

8' x 6'6 (2.44m x 1.98m)

A good sized third bedroom.

#### **BATHROOM**

A modern recently installed bathroom, fitted with a three piece suite comprising WC, wash basin and panelled bath with a glazed screen and a thermostatic shower over. There is partial tiling to the walls.

## OUTSIDE

To the front of the property there is a lawned garden with a footpath leading to the property. To the rear there is a good sized garden which enjoys a westerly aspect and includes a patio, decking and artificial turf.

#### DRIVEWAY

To the side of the property there is a driveway providing off street parking and has the benefit of an EV charger.

## **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.

#### **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.

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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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR 411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR 408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

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





