



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

Philip
Bannister
Estate & Letting Agents

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Located on the outskirts of the village within a sought-after cul-de-sac, this semi-detached home enjoys 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(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 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.

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.

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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; 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 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk


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