



Clementhorpe Lane  
Gilberdyke  
HU15 2UQ

- Superb Bungalow
- Two Fitted Bedrooms
- Sun/Breakfast Room
- Kitchen With Appliances
- Tiled Shower Room
- Beautiful Private Gardens
- Parking, No Chain
- EPC Rating D

£125,000



91 Pasture Road    **T. 01405 780 666**  
Goole    **F. 01405 762 942**  
East Yorkshire    **E. info@housesetc.co.uk**  
DN14 6BP    **www.housesetc.co.uk**

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Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Gilberdyke- Beautifully presented bungalow, overlooking countryside to the front, benefits from modern gas combination boiler, majority Upvc DG, multi vehicle parking and is available with no onward chain. The property, which is located on a country lane, consists of fitted kitchen with appliances, spacious lounge with feature fireplace, 2 bedrooms with fitted furniture, sun room/ breakfast room extension, fully tiled shower room. Viewing is highly recommended.

### PROPERTY ACCOMMODATION

**ENTRANCE** Upvc side entrance door with double glazed insert leads into

**KITCHEN** 13' 3" x 9' 0" (4.04m x 2.74m) Superb fully fitted kitchen with a good variety of good quality wall and base units finished in oak effect with gothic style door and drawer furniture. Integrated electric oven and matching hob with stainless steel chimney style extractor hood above, integrated washer, fridge and freezer. 1 and 1/2 bowl stainless steel sink with mixer tap, excellent quality tiled flooring, marble effect food preparation surfaces with coordinating ceramic splash back tiling, ceiling mounted spot lights, Upvc double glazed windows to both front and side with fitted Venetian blinds, double doors with glazed inserts leads into

**LOUNGE** 17' 0" x 9' 10" (5.18m x 3m) With feature Adam style fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire. Laminate wood flooring (with tiled flooring running through from kitchen underneath), radiator and Upvc double glazed bow window with fitted vertical blinds overlooking the front garden.

**INNER HALLWAY** With tiled flooring running through from kitchen, access to roof void, extremely useful shelved storage cupboard and polished timber doors leading off

**BEDROOM ONE** 12' 0" x 9' 10" (3.66m x 3m) Fitted with a good range of bedroom furniture finished in timber effect with gothic style door and drawer furniture to incorporate wardrobes, overhead storage cupboards, storage drawers and cupboard with fitted vanity table. Laminate wood flooring, radiator and timber framed window with Venetian blinds to the rear.

**BEDROOM TWO** 8' 7" x 9' 0" (2.62m x 2.74m) With laminate wood flooring, twin fitted overhead storage cupboards, radiator, polished timber doors with half glazed inserts leads into

**SUN ROOM / BREAKFAST ROOM** 6' 10" x 16' 6" (2.08m x 5.03m) Beautiful sun room benefits from good quality tiled flooring running through from inner hallway, radiator, has the benefit of both power and light connected and Upvc double glazed Georgian style windows provide excellent views over the rear garden whilst Upvc double glazed double doors open out onto patio area.

**SHOWER ROOM** 6' 7" x 5' 6" (2.01m x 1.68m) Benefits from fully ceramic tiled walls with inset dado rail and tiled flooring, modern white suite with antique effect fittings comprises pedestal wash hand basin, low level flush w.c., independent step in tiled shower cubicle fitted with Gainsborough electric

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shower. Electric extractor fan, stainless steel ladder style towel radiator and Upvc double glazed opaque window with fitted vertical blinds to the side.

#### EXTERNAL

**FRONT & SIDE** To the front of the property is a good sized pebbled parking area providing multi vehicle off street parking with coniferous hedging and extremely well stocked borders, double wrought iron gates give access to the side. To the side is a security light and cold water supply, paved walkway leads to side entrance door and carries onto the rear. Good quality timber perimeter fencing and additional pedestrian wrought iron access gate that leads to rear.

**REAR** Good sized paved patio area with timber pergola leads to concrete sectional garage with outside light and up and over door having the benefit of both power and light connected, also with fitted work bench. Immediately behind the property is a beautifully presented and maintained mature lawned garden with generous well stocked borders and quality timber perimeter fencing, concrete walkway leads to pedestrian door into garage and further paved patio area with sunken water feature to the far rear.

**TENURE** The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

**HEATING & APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

**LOCATION** Leaving our office in Goole head towards Howden on the A614 follow the road until signposted Gilberdyke take the third exit and follow the road B1230 main road until turning right onto Station Road then turning right again at the bottom onto Clementhorpe Lane where the property is on the left hand side

Council Tax: A





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Ground Floor

