



Victoria Drive  
Gilberdyke  
HU15 2SD

£130,000

- Semi Detached House
- Two Double Bedrooms
- Fitted Dining Kitchen
- Integrated Cooking Appliances
- High Quality Bathroom
- Parking, Garage & Gardens
- Upvc DG & Gas Combi
- EPC Rating TBC



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### PROPERTY SUMMARY

Housesetc Gilberdyke- modern semi detached house enjoys a pleasant cul de sac position and benefits from Upvc DG, gas combi boiler, multi vehicle parking, detached garage and enclosed garden. The groundfloor accommodation comprises; entrance lobby, lounge, fully fitted modern dining kitchen with integrated cooking appliances and lean to sun room. To the first floor are two double bedrooms and a high quality fitted white bathroom with 'P' shaped shower bath.

### ENTRANCE

Upvc front entrance door with double glazed opaque and leaded glass insert leads into

### ENTRANCE LOBBY

With coving to the ceiling, stairs rising to first floor accommodation and internal door leading off into

### LOUNGE 14' 11" x 9' 10" max(4.55m x 3m)

Spacious lounge benefits from coving to the ceiling, contemporary style ceiling mounted spotlight, smoke alarm, central heating radiator, Upvc double glazed window with fitted vertical blind over looking the front and internal door leads into

### DINING KITCHEN 9' 10" x 13' 2" (3m x 4.01m)

Fully fitted modern dining kitchen with a good variety of wall and base units finished in light oak effect with stainless steel style T-bar door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap. Integrated stainless steel finish electric oven and matching four ring gas hob with chimney style extractor hood above, coving to the ceiling, ceiling mounted spotlights, plumbing for automatic washing machine, wall mounted gas combi boiler, tile effect floor covering and useful under stairs storage cupboard. Double central heating radiator, Upvc double glazed window to the rear and Upvc double glazed

doors opening into

### SUN ROOM 6' 8" x 12' 3" (2.03m x 3.73m)

With Upvc double glazed patio doors opening out into the rear garden.

### FIRST FLOOR ACCOMODATION

#### STAIRS & LANDING

Enclosed staircase with turn timber spindles and balustrade above leads to landing with smoke alarm, access to roof void and internal doors leading off

### BEDROOM ONE 11' 11"max x 13' 2"max (3.63m x 4.01m)

With coving to the ceiling, central heating radiator, fitted double shelved storage cupboard and Upvc double glazed window with fitted vertical blind over looking the front.

### BEDROOM TWO 8' 9" x 13' 2" (2.67m x 4.01m)

Second double bedroom with coving to the ceiling, ceiling mounted fan light, central heating radiator, Upvc double glazed window with fitted roller blind over looking the rear.

### BATHROOM 6' 6" x 6' 7" (1.98m x 2.01m)

Modern house bathroom benefits from fully tile effect water proof walling with fitted integral white high gloss storage unit, slate tile effect floor covering, stainless steel ladder style radiator and recess ceiling spotlights. Modern suite comprises vanity wash hand unit with contemporary style mixer tap set in white high gloss unit, concealed low level flush WC, p-shaped shower bath with mains fed shower incorporating monsoon style shower head and telephone style shower attachment. Electric extractor fan, Upvc double glazed opaque window with fitted horizontal blind to the side.



## EXTERNAL

### FRONT

To the front of the property is a small open plan lawned garden with paved and block paved walkway leading to front door with storm porch. Pebbled driveway to the side provides multi vehicular off street parking and leads to concrete sectional garage with up and over door, outside security light and having the benefit of both power and light connected, outside cold water and timber pedestrian gate leading to the rear.

### REAR

To the rear is a fully enclosed maintenance free garden with good quality timber perimeter fencing, reclaimed sleepers with pebbles, timber storage shed adjacent to garage and small timber summer house.

### 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

From Centenary road in Goole turn right at the T junction onto Airmyn Road at the roundabout take the 1st exit onto Boothferry Road A614. At the 3rd roundabout take the 3rd exit signposted Gilberdyke onto Main Road after 5.1 miles take a left turning onto Victoria Drive where the property is situated on the right and can be identified by our Housesetc for sale board.

Council Tax: B



