CLUBLEYS

2, Linden Close, Gilberdyke, HU15 2FN

£290,000







This impressive detached family home on Linden Close offers an exceptional blend of space, comfort, and potential. Boasting four generously sized bedrooms, it provides the perfect setting for growing families seeking versatile and well-proportioned accommodation.

The property benefits from a bright and airy conservatory, creating an ideal space to relax and enjoy views of the garden all year round. Two well-appointed bathrooms add everyday convenience, helping to make busy family mornings run smoothly.

Externally, the home offers ample off-street parking for up to three vehicles, a highly desirable feature in this sought-after location. The spacious layout presents exciting opportunities for further enhancement and personalisation, allowing new owners to tailor the property to their individual needs and lifestyle.

Situated in the heart of Gilberdyke, this fantastic home enjoys easy access to local amenities, schools, and transport links, while benefiting from the welcoming atmosphere of a thriving village community. Offering generous living space and endless potential, this is a wonderful opportunity to acquire a home where lasting memories can be made.

Tenure: Freehold
East Riding of Yorkshire
BAND: D

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
With stairs to first floor off, internal door to garage.

DOWNSTAIRS CLOAKROOM
With low level WC and wash basin.

DINING KITCHEN
8.10 x 2.44 (26'6" x 8'0")
Having an extensive range of contemporary fitted units with quartz worktops and undercounter sink. Space for freestanding range cooker and housing for an American style fridge/freezer. Tiled flooring and plumbing for a washer. Bay window to the front and window oeverlooking the garden to the rear.

LOUNGE
4.72 x 3.35 (15'5" x 10'11")
Open plan space leading through to the...

GARDEN ROOM
4.14 x 3.35 (13'6" x 10'11")
Overlooking the rear garden with double door leading out. Skylight window.

FIRST FLOOR

LANDING

MASTER BEDROOM
4.29 x 3.53 (14'0" x 11'6")
With window to front elevation, door leading to...

EN-SUITE
With low level WC, wash basin and corner shower cubicle.

BEDROOM TWO
3.61 x 2.74 (11'10" x 8'11")
Window to front elevation.

BEDROOM THREE
3.84 x 2.82 (12'7" x 9'3")
Window to rear elevation.

BEDROOM FOUR
3.40 x 1.93 (11'1" x 6'3")
Window to front elevation.

BATHROOM
With suite comprising low level WC, wash basin and cabinet, panelled bath with shower over and screen, tiled surround and floor, heated towel rail.

OUTSIDE
To the front there is a driveway and gravelled garden area providing additional parking. The single garage housing the gas boiler and has plumbing for a washer. The rear garden is mainly laid to lawn with a corner patio.

ADDTIONAL INFORMATION
Tenure - Freehold
Council Tax Band - D
EPC Rating - TBC

The property benefits from Warm air heating system (boiler is situated in the kitchen). In addition, a separate gas boiler situated in en-suite two provides hot water and heating for en-suite two, the main bathroom and heating in the roof space.

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage
*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drains, water, gas and electricity.

APPLIANCES
None of the appliances have been tested by the agent.

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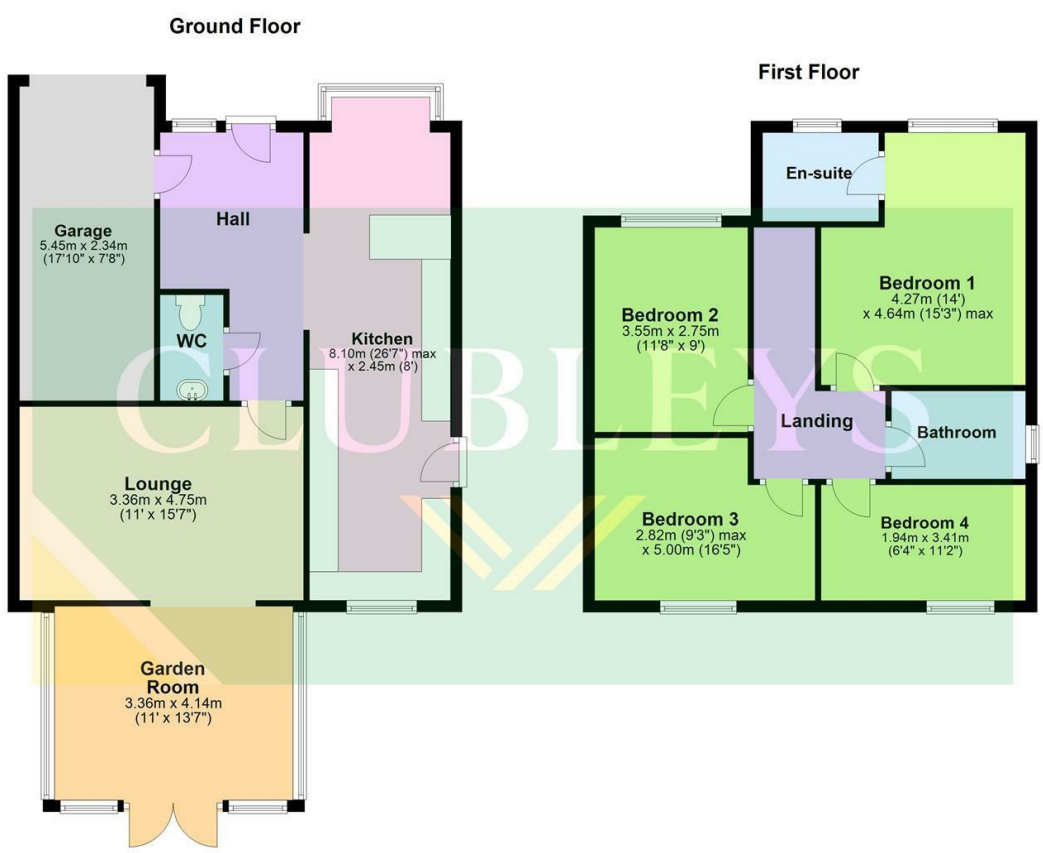












Total area: approx. 138.0 sq. metres (1485.3 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

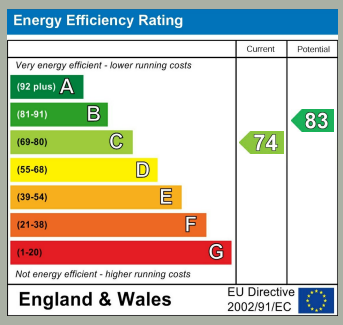
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.