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Matthew
Limb
MOVING HOME



The Preston (Plot 14) Jubilee Gardens, Station Road, Gilberdyke, HU15 2SU

- 📍 Contemporary Mews House
- 📍 Brand New Home
- 📍 High Quality Specification
- 📍 Help To Buy Available
- 📍 Three Bedrooms
- 📍 Stunning Kitchen
- 📍 Gardens & Parking

£169,995

INTRODUCTION

The Preston is a spacious three bedroom home ideal for a growing family. Built by Orion Homes one of Yorkshire's premier private house builders, this stunning property comprises a hall, downstairs WC, open plan kitchen, lounge with dining area and double doors leading out to the garden. Upstairs are three bedrooms with an en-suite to the master and a separate bathroom. The accommodation has the benefit of gas fired central heating, uPVC double glazing and a burglar alarm system. Outside the property has parking and the rear garden is turfed complete with a patio area. The Help to Buy Scheme is also available on this plot.

LOCATION

Jubilee Gardens enjoys an enviable location adjacent to Jubilee pond, close to the centre of this vibrant village. Tucked away just off Station Road, the development is ideally placed for Gilberdyke's range of amenities including a post office, shops, convenience store and Primary school. The village affords excellent connections having its own railway station and easy access available to the M62 which links into the national motorway network and provides convenient access to the regional business centres such as Wakefield, Leeds, Doncaster and Hull. Gilberdyke is surrounded by countryside and is an ideal place to relax in and also bring up a family.

ORION HOMES

Across four decades, Orion Homes have grown from modest beginnings to become one of Yorkshire's largest privately owned house builders. Orion's commitment to quality and service remains at the heart of their continued success. Jubilee Gardens offers a selection of three and four bedroomed homes in a choice of designs to suit all lifestyles.

PHOTOGRAPHS

The photographs which form part of these particulars are taken of the showhouse (The Wharfdale, Plot 4) at this development and are for guidance only.

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.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

AGENTS NOTE

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

TIMEDAY/DATE

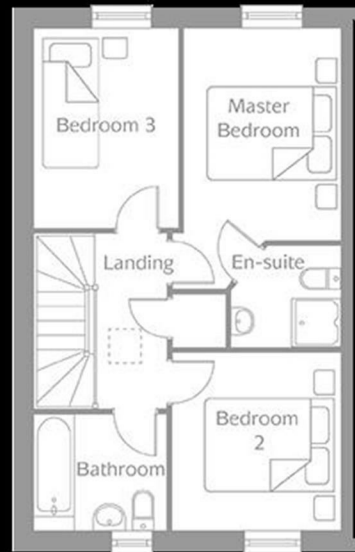
SELLERS NAME(S)





GROUND FLOOR

Lounge/Dining Area	5.04m x 4.73m	16'6" x 15'6"
Kitchen	2.74m x 3.34m	9'0" x 10'11"
WC	0.87m x 1.91m	2'10" x 6'3"



FIRST FLOOR

Master Bedroom	2.57m x 3.44m	8'5" x 11'3"
En-suite	1.73m x 1.76m	5'8" x 5'9"
Bedroom 2	2.78m x 2.81m	9'1" x 9'3"
Bedroom 3	2.38m x 3.25m	7'10" x 10'8"
Bathroom	2.18m x 1.89m	7'2" x 6'2"

*Plot specific windows only fitted to end or semi-detached properties - See our Sales Negotiator for details.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	