



34 Oaklands

Gilberdyke, Nr Brough, HU15 2XA

Asking Price Of £172,950

Property Features

- Well Presented Semi Detached Bungalow
- 20' Lounge & Kitchen with Appliances
- 3 Bedrooms & Bathroom
- Gas CH, uPVC DG, Garage & Gardens
- Popular Village Ideal for Hull & M62



Full Description

SITUATION

From Goole take the A614 to Howden and at the roundabout on the northern edge of the town take the B1230 towards Gilberdyke. On reaching the village proceed towards the far end and then turn right into Thornton Dam Lane. Take the first right turn into Oaklands where the property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a well presented Semi-Detached Bungalow being situated in a popular residential location close to the centre of the Village of Gilberdyke which is ideally placed for Goole, Hull and the M62 motorway. The good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC door and radiator.

LOUNGE 20' 0" x 10' 6" (6.1m x 3.2m)

Adams style fireplace housing Living Flame gas fire. Radiator, 2 wall lights and staircase leading to the first floor.



KITCHEN 11' 9" x 9' 0" (3.58m x 2.74m)

Range of units comprising single drainer sink units, base units with worktops and wall cupboards. Built in oven and induction hob with chimney extractor over. Integrated fridge freezer and dishwasher. Free standing washing machine. Radiator.

REAR BEDROOM 11' 9" x 10' 6" (3.58m x 3.2m)

Radiator.



REAR BEDROOM 9' 0" x 7' 6" (2.74m x 2.29m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush WC. Shower over bath with side screen. Heated towel rail and ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the staircase from the Lounge and opening from the Landing which has a linen cupboard and radiator are:

MASTER BEDROOM 15' 6" x 13' 3" (4.72m x 4.04m)

Radiator and cupboard over stairs.

TO THE OUTSIDE

Concrete sectional GARAGE with gated driveway approach from Oaklands.

Additional parking space to front.

Lawned garden to rear with raised decked area.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with UPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

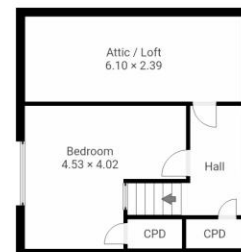
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.