



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

IVY COTTAGE

SANDHOLME ROAD, GILBERYDYKE, HU15 2XH

OFFERS IN REGION OF £435,000





KEY FEATURES

- 2 BEDROOM DETACHED BUNGALOW
- SUBSTANTIAL OUTBUILDINGS 1850sq ft & 1475sq ft
- SPACIOUS GARDENS. DETACHED DOUBLE GARAGE
- IN ALL OVER HALF AN ACRE
- EXCELLENT POTENTIAL. SOME UPDATING REQUIRED

SITUATION

Ivy Cottage, Sandholme Road, Gilberdyke, HU15 2XH will be found when entering Gilberdyke from the west by turning off the B1230 left into the popular Sandholme Road and the property is on the right hand side just past Wentworth Close.

Gilberdyke is a residential village and enjoys local shops, butchers, village hall, primary school and main line train station and is located approximately 5 miles east of Howden.



DESCRIPTION

This unique unit offers excellent potential and comprises a 2 bedroom Detached Bungalow with spacious gardens including Detached Double Garage and Summer House and a courtyard with 2 large outbuildings/workshops 1850 sq ft and 1475 sq ft and the whole comprises over half an acre. Some updating required

ACCOMMODATION

SIDE ENTRANCE 10' 6" x 4' 5" (3.2m x 1.35m) to extremes

Having PVCu double glazed window, EUROSTAR oil central heating boiler and tiled floor.

KITCHEN 20' 5" x 7' 3" (6.22m x 2.21m) plus 4' 2" x 2' 10" (1.27m x 0.86m)

Having PVCu double glazed window, range of fitted units comprising stainless steel 1 1/2 sink unit set in laminated working surface, cupboards and drawers under with integrated fridge and built in Neff ceramic hob and Neff electric oven and grill. Further laminate working surface with cupboards and appliance space under. Matching wall units, part tiled walls and tiled floor and central heating radiator.



PANTRY 4' 0" x 3' 8" (1.22m x 1.12m)

Having PVCu double glazed window and shelving.

SNUG 12' 2" x 12' 0" (3.71m x 3.66m)

Having Georgian style PVCu double glazed window, ceiling coving, reconstructed brick fireplace, wall cupboards, central heating radiator and carpeting.



LOUNGE/DINER 31' 2" x 12' 2" (9.5m x 3.71m) to extremes

Having 4 Georgian style PVCu double glazed windows, beamed ceiling, plate rack, fireplace surround, 2 central heating radiators and carpeting.



MASTER BEDROOM 20' 3" x 10' 8" (6.17m x 3.25m) narrows to 7' 9" (2.36)

Having Georgian style PVCu double glazed window, extensive range of fitted bedroom furniture comprising wardrobes, dressing table and over bed and bedside cupboards, central heating radiator and carpeting.

ENSUITE 7' 0" x 4' 3" (2.13m x 1.3m)

Having PVCu double glazed window, tiled walls, walk-in shower cubicle, pedestal wash basin, bidet and W.C., floor covering.



2ND BEDROOM 12' 0" x 9' 1" (3.66m x 2.77m)
Having Georgian style PVCu double glazed window, range of fitted bedroom furniture comprising wardrobes, over bed and bedside cupboards, central heating radiator and carpeting.



HOUSE BATHROOM 10' 6" x 7' 8" (3.2m x 2.34m)
Having PVCu double glazed window, ceiling coving, suite of panelled jacuzzi bath, good size vanity wash basin with cupboards under, bidet and W.C. Part tiled walls, towel radiator and flooring.

OUTSIDE

Side drive from Sandholme Road leads to the brick set area offering parking for several vehicles and access to:

SPACIOUS DETACHED GARAGE 19' 8" x 18' 11" (5.99m x 5.77m) with remote control up and over door.

Good sized lawn garden area to north of the bungalow.

Further spacious side lawn garden to the south of the bungalow with Garden Buildings comprising:



CONSERVATORY 15' 10" x 11' 3" (4.83m x 3.43m) to extremes

FORMER HOT TUB ROOM 11' 6" x 10' 3" (3.51m x 3.12m)

WASH ROOM 6' 10" x 6' 0" (2.08m x 1.83m) with wash basin and W.C.

Yorkstone paved Courtyard Area, Paved Area and Concrete Area with the 2 spacious **OUTBUILDINGS/WORKSHOPS** off comprising:



BUILDING 1: Approximately 1850sq ft and containing: Store 20' 0" x 11' 11" (6.1m x 3.63m), Potential Games Room 28' 11" x 21' 2" (8.81m x 6.45m), Former Kitchenette 20' 0" x 8' 5" (6.1m x 2.57m) and Workshop 49' 6" x 16' 6" (15.09m x 5.03m) with sliding wooden door.

BUILDING 2: Approximately 1475sq ft and containing: Office Area 15' 5" x 11' 9" (4.7m x 3.58m), Storage 34' 4" x 6' 6" (10.46m x 1.98m), and Storage Building 34' 4" x 20' 8" (10.46m x 6.3m) with wooden sliding doors.



N.B. The Courtyard will be granted a vehicular right of way for cars and small vans over the entrance area to the adjoining Depot (as edged red on hatched blue on the attached plan) in order to allow vehicular access to the courtyard area.

SERVICES

Mains services of water, electricity and drainage to the house and majority of buildings.
The bungalow has oil fired central heating.
PVCu double glazing to the bungalow as detailed.
None of the services or associated appliances have been checked or tested.

OUTGOINGS

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.
Some of the outbuildings have a Commercial Rateable Value in with the adjoining Depot buildings and this will require re-assessing after purchase.

PLAN

The property is shown on the attached plan edged red and hatched yellow for identification purposes only.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OFFER PROCEDURE

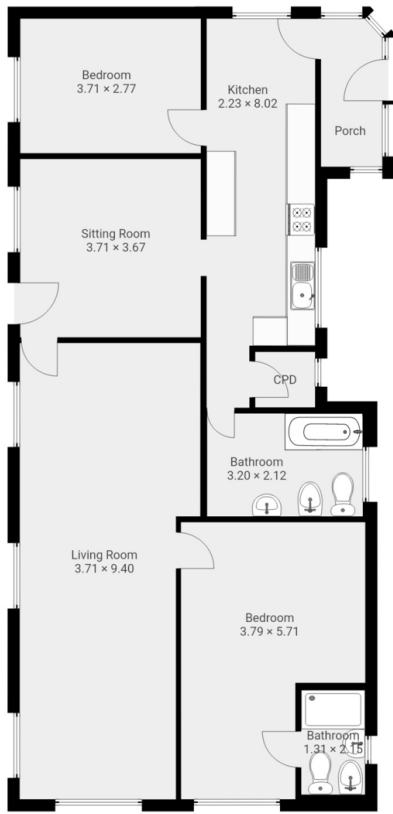
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability 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.

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FLOOR PLANS

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		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown