



Labyrinth

Clementhorpe Lane, Gilberdyke, HU15 2UQ

Asking Price Of £305,000

Property Features

- Spacious Detached Bungalow in popular Village
- Lounge, Dining Room & Kitchen
- 3 Bedrooms & Shower Room
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideally placed for Goole, Hull & the M62 Motorway



Full Description

THE 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 take the first right turn into Clementhorpe Road and on reaching the sharp left hand bend turn right where the property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a well presented Detached Bungalow being situated in an excellent tucked away position towards the edge of the popular residential Village of Gilberdyke which is ideally placed for Goole, Hull and the M62 motorway. The good sized accommodation presently comprises:

ACCOMMODATION

ENTRANCE LOBBY

UPVC front door, ceramic tiled floor and leading to:

SPACIOUS ENTRANCE HALL

Radiator.

CLOAKROOM

Coloured suite comprising low flush WC and pedestal washbasin with tiled splash back.

LOUNGE 16' 6" x 11' 9" (5.03m x 3.58m)

Adam style fire surround and display niche to alcove. Radiator, picture light and 2 uplighters.

DINING ROOM 12' 0" x 8' 9" (3.66m x 2.67m)

Radiator and French doors leading to the rear garden.



KITCHEN 12' 6" x 8' 9" (3.81m x 2.67m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and ceramic hob with extractor over. Hotpoint auto washer and Grundig fridge freezer. Radiator, part ceramic tiled walls and UPVC door to the rear Garden.

FRONT BEDROOM 13' 3" x 12' 0" (4.04m x 3.66m)

Radiator.

SIDE BEDROOM 9' 9" x 7' 6" (2.97m x 2.29m)

Built in wardrobes, cupboard and dressing table. Radiator.

REAR BEDROOM 13' 3" x 7' 9" (4.04m x 2.36m)

Built in wardrobes, cupboards and drawers. Radiator.

SHOWER ROOM

White suite comprising walk in shower with dual shower heads, vanity washbasin and low flush WC with concealed cistern. Radiator, downlighters, ceramic tiled walls and linen cupboard with radiator.

TO THE OUTSIDE

Integral GARAGE 16'3" x 8'9" with up and over door to front and driveway approach from Clementhorpe Lane, which provides extensive additional parking facilities.

Good sized lawned Gardens to front and rear with mature shrubs and borders.

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.

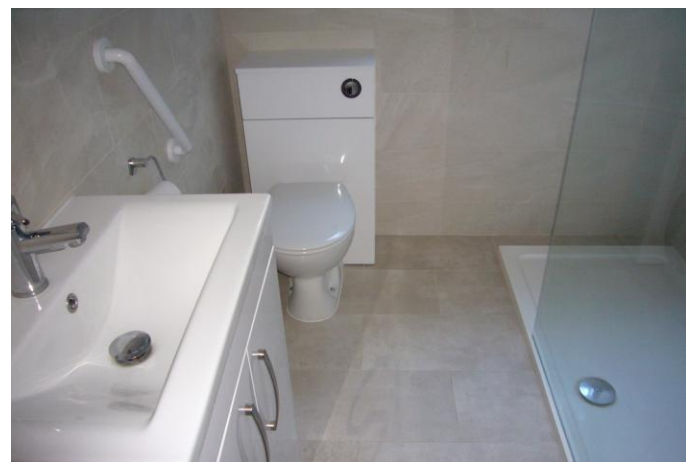
None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band D, 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 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		84 B
69-80	C	70 C	
55-68	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.