



31 Applegarth

Gilberdyke, Nr Howden, HU15 2YE

Asking Price Of £227,000

Property Features

- Good sized Detached House in popular Village
- 20' Lounge Diner, Conservatory & Kitchen
- 3 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideally placed for Goole, Hull, & M62 Motorway

Full Description

SITUATION

From Goole take the A614 to Howden and at Long's 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. Proceed around the sharp left hand bend and then take the third right turn into Station Road. Just before the Railway Bridge turn left into Greenacre Park and then turn right in Laburnum Walk. Take the next right turn into Applegarth 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 extremely well-presented Detached House being situated in a popular location close to the centre of the residential Village of Gilberdyke which is ideally placed for Goole, Hull and the M62 Motorway. The good sized accommodation presently comprises:-

GROUND FLOOR

ENTRANCE HALL

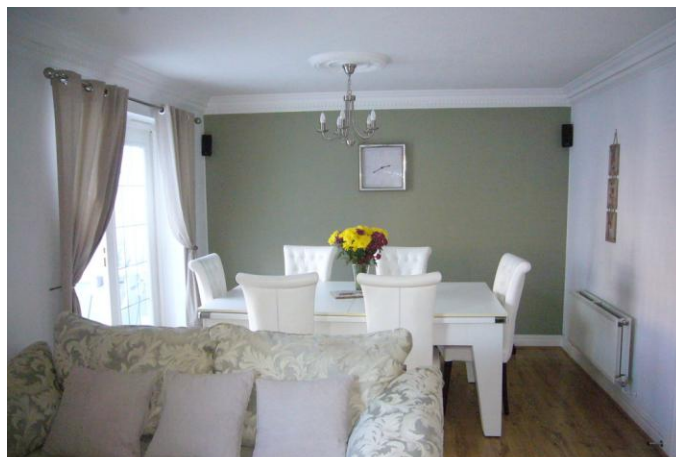
Composite front door, radiator, personal door into the integral garage, understairs cupboard and spindled staircase to the first floor.

CLOAKROOM

White contemporary suite comprising low flush WC and vanity washbasin. Heated towel rail, spotlights, part ceramic tiled walls and ceramic tiled floor.

LOUNGE/DINER 20' 3" x 11' 6" (6.17m x 3.51m)

Adam style fire surround housing gas fire. Radiator and French doors leading to:



CONSERVATORY 10' 3" x 10' 0" (3.12m x 3.05m)

Ceramic tiled floor and French doors leading to the rear garden.

KITCHEN 10' 9" x 7' 3" (3.28m x 2.21m)

Range of Shaker style units comprising sink unit, base units with worktops and up stand, drawers and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for auto washer. Radiator and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has a radiator are:

FRONT BEDROOM 14' 6" x 10' 3" (4.42m x 3.12m)

2 Radiators.

REAR BEDROOM 11' 6" x 10' 0" (3.51m x 3.05m)

Radiator.

REAR BEDROOM 11' 6" x 10' 0" (3.51m x 3.05m)

Radiator.

BATHROOM

White suite comprising "P" shaped panelled in bath, vanity washbasin, and low flush WC. Mixer tap shower over bath with side screen. Radiator, part ceramic tiled walls, ceramic tiled floor and airing cupboard housing cylinder.

TO THE OUTSIDE

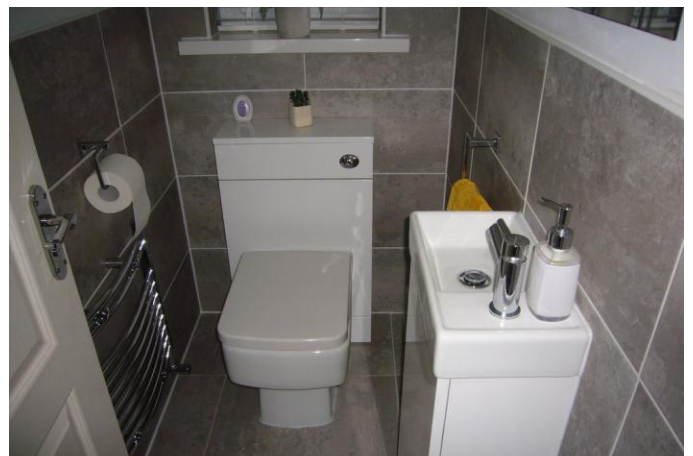
Integral GARAGE 17'9" x 8'9" with roller door to front, personal door from the Entrance Hall, built in cupboards and block paved driveway from Applegarth providing ample additional Off Street Parking.

Enclosed Garden to rear with 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 C, 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.

PLEASE NOTE

The Vendor is prepared to include in the Sale the majority of the furniture currently in the property. Full details can be obtained from the Agents.

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.

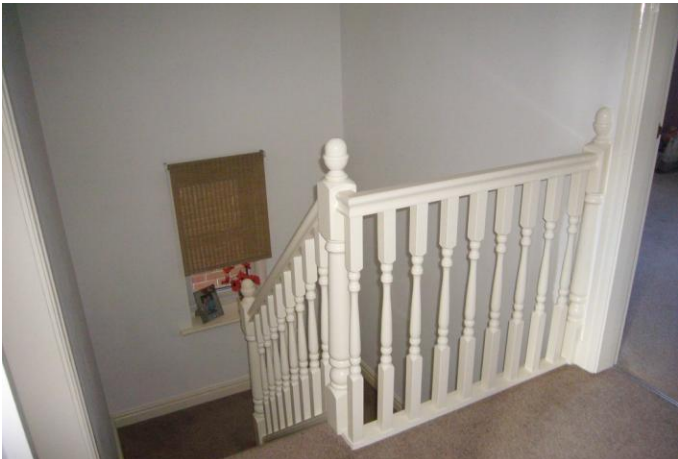
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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