16 Applegarth, Gilberdyke, HU15 2YE

- Attractive Semi-Detached
- Spacious Accommodation
- Lounge/Diner
- Gardens & Garage
- Three Bedrooms
- C/Heating & D/Glazing
- Large Kitchen

£139,950
INTRODUCTION

We are delighted to offer for sale this well appointed semi detached house situated in this popular cul-de-sac location which offers spacious accommodation complemented by good parking and garage together with a rear garden. The accommodation has gas fired central heating, uPVC double glazing and briefly comprises an entrance hall, large lounge diner, kitchen, three bedrooms, bathroom and separate W.C.

LOCATION

Applegarth is a residential cul-de-sac situated off Laburnham Walk which lies to the south of the village. Gilberdyke has a good range of local shops and amenities and there is also a local primary school. The village lies along the B1230 ans is approximately 19 miles to the west of Hull. With convenient access to the M62, Gilberdyke is well placed for travelling to the regional business centres of York and Leeds etc. It is also proving to be attractive for access to the growing economies of Howden and Goole.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

LOUNGE/DINER

17'11"(max)x15'7"(max) approx (5.46m(max)x4.75m(max) approx)
With feature fire surround housing living flame gas fire, coving, uPVC double glazed bow window to front elevation and uPVC double glazed window to side.

ALTERNATIVE VIEW
DINING AREA

KITCHEN

17'11" x 9'9" approx (5.46m x 2.97m approx)
Having a range of base and wall units with complementing worksurfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated appliances including electric oven, hob, with filter hood, fridge freezer and plumbing for automatic washing machine. Window to rear and external access door to garden.

FIRST FLOOR

LANDING
**BEDROOM 1**
12’10” x 9’1” approx (3.91m x 2.77m approx)
Having a range of fitted wardrobes, coving and window to front elevation.

**BEDROOM 2**
12’9” x 8’6” approx (3.89m x 2.59m approx)
With storage cupboard, feature flooring and window to front elevation

**BEDROOM 3**
11’1”(max)x7’10” approx (3.38m(max)x2.39m approx)
With window to rear elevation
**BATHROOM**
With suite comprising bath with shower over, pedestal wash hand basin, tiling to walls, cushion flooring, inset spot lights and window to rear elevation.

**SEPARATE W.C.**
With low flush W.C., partly tiles walls, window to rear.

**OUTSIDE**
The front is laid to lawn with a gravelled parking area. There is a garage and the attractive westerly facing rear garden is mainly lawned with a gravelled area and a fenced boundary.

**REAR VIEW OF PROPERTY**
TENURE
Freehold

COUNCIL TAX BAND
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band X. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS
Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.

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.

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.

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.

STAMP DUTY REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,001 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ...............DAY/DATE ............................................ SELLERS NAME(S) ....................................................................
Ground Floor
Approx. 43.8 sq. metres (471.5 sq. feet)

- Kitchen
- Lounge
- Hall

First Floor
Approx. 43.6 sq. metres (466.8 sq. feet)

- Bedroom 1
- Bedroom 2
- Bedroom 3

Total area: approx. 87.4 sq. metres (940.3 sq. feet)