30 Willow Green, Gilberdyke, Brough, Yorkshire, HU15 2XD

€110,000

- Three Bedroomed
- C/Heating & D/Glazing
- Terraced House
- Gardens & Garage
- Well Proportioned Rooms
- Convenient Location
- Large Lounge
- EPC=

£110,000
INTRODUCTION

Attractively located along Willow Green, close to the centre of the village is this inner terraced house which provides well proportioned accommodation. The property has uPVC double glazing, gas fired central heating to radiators and is generally well maintained however would benefit from some selective modernisation which would create a very appealing home. The layout briefly comprises an entrance hall, large lounge/diner, breakfast kitchen, W.C., three good bedrooms and a shower room.

Outside there is a garden area to the front with a pleasant lawned garden to the rear. A ten foot access runs to the back of the garden leading to a single garage in a block which forms part of the property.

LOCATION

Willow Green is a popular residential area within the centre of the village which has a number of day to day shops and amenities. Gilberdyke and the neighbouring village of Newport offer a range of amenities and schooling and the village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village. Gilberdyke lies along the B1230 and is approximately 19 miles to the west of Hull. With its convenient access to the M62 Gilberdyke is well placed for travelling to the regional business centres of York and Leeds etcetera, it is also proven to be attractive for access to the growing economies of Howden and Goole.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Internal door to:

LOUNGE/DINER

18’ x 16’ approx (5.49m x 4.88m approx)

This spacious room has areas for both a lounge suite and a dining suite. There is a coal effect gas fire to the chimney breast and a bow window to the front elevation. A staircase leads to the first floor.
ALTERNATIVE VIEW

BREAKFAST KITCHEN
18’ x 15’4” approx (5.49m x 4.67m approx)
Having a selection of fitted units, rolltop work surfaces, sink and drainer, tiled surround, plumbing for automatic washing machine, windows and door to rear elevation.

W.C.
Low level W.C. and wash hand basin.

FIRST FLOOR

LANDING
With cupboard housing Worcester gas fired central heating boiler.
**BEDROOM 1**
13'2" x 9' approx (4.01m x 2.74m approx)
Window to front elevation, built in cupboard.

**BEDROOM 2**
13'1" x 8'9" approx (3.99m x 2.67m approx)
Window to front elevation, fitted wardrobes.

**BEDROOM 3**
9'8" x 7'9" approx (2.95m x 2.36m approx)
Window to rear, built in wardrobe.

**SHOWER ROOM**
This wet room was formerly the bathroom and has been converted more recently with a suite comprising a wash hand basin and shower area. Tiled surround, heated towel rail.

**SEPARATE W.C.**
With low level W.C..
OUTSIDE

Outside there is a garden area to the front with a pleasant lawned garden to the rear. A ten foot access runs to the back of the garden leading to a single garage which forms part of the 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 B. 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 - £1,500,000 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. 43.4 sq. metres (467.6 sq. feet)

- Hall
- Lounge
- Kitchen
- WC

First Floor
Approx. 43.4 sq. metres (467.2 sq. feet)

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Shower Room
- WC

Total area: approx. 86.8 sq. metres (934.8 sq. feet)