

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



Rosedene, Cheapsides Lane, Gilberdyke, East Yorkshire, HU15 2US

- 📍 Detached House
- 📍 Superb Plot Approx 0.3 Acres
- 📍 Four Bedrooms
- 📍 Three Reception Rooms
- 📍 Shed, Workshop & Garage
- 📍 Open Views
- 📍 Some Updating Req.
- 📍 EPC=D

£285,000

INTRODUCTION

Standing within a superb plot of approx 0.3 acres is this detached house. Originally two cottages which date back to the late 1800s, the property has been extended over time and whilst some updating is required, the accommodation is ideal for family occupation. The gardens extend to the front, side and rear with open views giving a real rural feel whilst having many amenities closeby. The accommodation has the benefit of gas central heating to radiators, uPVC double glazing and briefly comprises a large entrance hall, dual aspect lounge with log burning stove, sitting room, kitchen with opening through to a dining/sitting area. There is a rear lobby with utility and W.C. off. At first floor level are four bedrooms and a bathroom.



LOCATION

Cheapsides Lane is located off Main Road, Gilberdyke, opposite the White Horse Inn Public House. Gilberdyke and the neighbouring village of Newport offer a range of local shops, amenities and schooling. The village is ideally placed for convenient access to the A63/M62 motorway network. There is also a railway station within the village.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

10'0" x 7'10" approx (3.05m x 2.39m approx)

Stairs to the first floor, windows to side elevations.



LOUNGE

18'6" x 11'2" approx (5.64m x 3.40m approx)

With log burning stove and windows to front and rear elevations.



SITTING/DINING ROOM

18'4" x 11'3" approx (5.59m x 3.43m approx)

Gas stove, windows to front and rear elevations. Large understairs storage cupboard.



KITCHEN

16'2" x 9'6" approx (4.93m x 2.90m approx)

Having a range of fitted base and wall units with rolltop worksurfaces, one and a half sink and drainer, double oven, four ring gas hob, tiling to the floor, windows to front and rear elevations. Opening through to the living/dining area.



KITCHEN - ALTERNATIVE VIEW



LIVING/DINING AREA

9'10" x 8'9" approx (3.00m x 2.67m approx)
Patio doors to the front elevation.



REAR LOBBY

With external access door.

UTILITY

With plumbing for automatic washing machine, space for tumble dryer.

W.C.

Low flush W.C.

FIRST FLOOR

LANDING

BEDROOM 1

11'6" x 11'4" approx (3.51m x 3.45m approx)
Window to front elevation.



BEDROOM 2

11'5" x 8'5" approx (3.48m x 2.57m approx)
Built in cupboard. Window to front elevation.



BEDROOM 3

10'0" x 9'5" approx (3.05m x 2.87m approx)
Built in wardrobes and window to rear elevation.



BEDROOM 4

11'4" x 6'4" approx (3.45m x 1.93m approx)
Fitted wardrobes with sliding doors. Window to rear elevation.



BATHROOM

11'1" x 6'4" approx (3.38m x 1.93m approx)
With five piece suite comprising a corner bath, shower enclosure, vanity unit with wash hand basin, low flush W.C. and bidet. Window to rear elevation.



OUTSIDE

The property stands in a plot of approx 0.3 acres tucked away along Cheapsides Lane. The gardens extend to the front rear and side of the property and are mainly lawned with an abundance of shrubs, trees and fruit trees including apple and plum. There is a large shed, workshop plus a garage with an up and over door and parking in front.



GARDEN



GARDEN - ALTERNATIVE VIEW



GARDEN - ALTERNATIVE VIEW



REAR OF PROPERTY



REAR OF PROPERTY - ALTERNATIVE VIEW



OUTSIDE - GARAGE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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 LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 84.0 sq. metres (904.3 sq. feet)




First Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



Total area: approx. 137.8 sq. metres (1482.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	