



Wayside

Scalby Lane, Gilberdyke, HU15 2UJ

**Offers In Region Of
£225,000**

Property Features

- Well Presented and fully refurbished Detached Bungalow
- 16' Lounge & 12' Breakfast Kitchen
- 2 Double Bedrooms
- Spacious Gardens with Summerhouse
- Far reaching front views over open farmland



Full Description

SITUATION

Wayside, Scalby Lane, Gilberdyke, Brough, East Yorkshire, HU15 2UJ is approached by turning south off the B1230 (formerly A63) into Thornton Dam Lane and then 2nd left after the Doctors surgery into Scalby Lane and the property will be found on the left hand side on the outskirts of the village and enjoying far reaching views to the front over open farmland.

Gilberdyke is approximately 6 miles east of Howden and enjoys a range of facilities including shops, post office, public house, school and main line train station.

DESCRIPTION

This extremely well presented Detached Bungalow has been fully and sympathetically renovated to a high standard by the current owners and stands in spacious gardens with summerhouse. New PVCu double glazing and new Gas Central Heating.

The Bungalow briefly comprises spacious entrance hall, 16' lounge with log burning stove, 12' fully fitted breakfast kitchen, 2 double bedrooms and bathroom with modern white suite.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL 12' 9" x 5' 3" (3.89m x 1.6m) to extremes Having composite front double glazed entrance door and side window, storage cupboard, central heating radiator and laminate floor covering.



LIVING ROOM 15' 10" x 11' 10" (4.83m x 3.61m) to extremes

Having dual aspect PVCu double glazed windows with blinds, new modern fireplace with log burning stove inset, centre light fitting and matching wall lights and ceiling spot lights. Central heating radiator and carpeting.

BREAKFAST KITCHEN 11' 10" x 9' 11" (3.61m x 3.02m)

Having composite leaded effect double glazed door, dual aspect PVCu double glazed windows and a range of modern new units comprising 1 ½ bowl sink unit set in wooden working surfaces mainly to 4 sides and incorporating breakfast bar with 2 stools, cupboards, pan and other drawers and appliance space under, larder unit incorporating built in fridge and freezer and with integrated Lamona 4 ring induction hob, Lamona oven-grill and Lamona microwave. Partial wall tiling, central heating radiator and laminate floor covering.

REAR BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m) to extremes

Having PVCu double glazed window with blinds, central heating radiator and carpeting.

2ND DOUBLE BEDROOM 11' 10" x 10' 10" (3.61m x 3.3m)

Having PVCu double glazed window with blinds, central heating radiator and carpeting.

BATHROOM 7' 4" x 6' 3" (2.24m x 1.91m)

Having PVCu double glazed window, fully tiled walls with feature bath wall, modern white suite of panelled bath with plumbed double head shower, pedestal wash basin and W.C. Towel radiator and cushion floor covering.

N.B. The loft space can be accessed from the drop down ladder from the hall ceiling and giving access to the new Ideal Vogue gas combination central heating boiler.

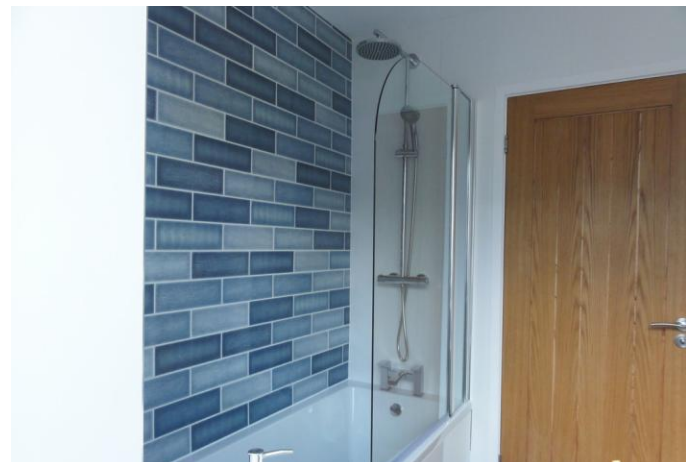
OUTSIDE

FRONT GARDEN

Front lawn garden with flower borders.

Gravelled driveway providing ample off-street parking for several vehicles.

Further side paved area with Timber Shed.



REAR GARDEN

Rear lawn garden with paved patio area, timber shed and flower borders and contains:

SUMMERHOUSE 18' 8" x 9' 5" (5.69m x 2.87m)

Having electrics and offering an ideal haven for home working.

SERVICES

It is understood that mains water, electricity, gas and drainage are laid to the property.

Central heating served by the new Ideal Vogue boiler.

The property enjoys new PVCu double glazing as detailed.

COUNCIL TAX BAND

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 Howden Office on 01430 432211.

ESTATE AGENTS ACT

It should be noted that in accordance with the Estate Agents Act that one of the owners is an Employee of Townend Clegg & Co.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

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ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

FLOORPLANS

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		110 A
81-91	B		
69-80	C	69 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