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Matthew
Limb
MOVING HOME



Rae fields, Main Road, Gilberdyke, East Yorkshire, HU15 2UP

- 📍 Beautiful Detached Bungalow
- 📍 Bursting With Character
- 📍 Comprehensively Refurbished
- 📍 3 Good Bedrooms
- 📍 2 Receptions
- 📍 Landscaped Gardens
- 📍 Surrounded By Countryside
- 📍 EPC - D

£330,000

INTRODUCTION

This beautiful detached bungalow is bursting with character yet has been comprehensively modernised and refurbished to a very high standard by the current owners since their acquisition in 2014. The property is surrounded by farmland and stands just outside the popular village of Gilberdyke on the way to Newport. Immaculately presented and with the luxuries of modern living, early viewing is strongly recommended to avoid disappointment. The well balanced accommodation includes a central hallway, superb lounge, attractive sitting room, stunning dining kitchen, two ground floor bedrooms, conservatory and bathroom. There is a third bedroom situated upon the upper floor. Gas fired central heating to radiators and uPVC framed double glazing is installed. Excellent parking is available and there is a good sized garage with up and over door. Landscaped gardens extend to both front and rear and includes an extensive paved terrace, a garden to relax in and to be enjoyed.

LOCATION

The property is situated between the villages of Newport and Gilberdyke on the north side of the road (Sat Nav - HU15 2UP). The village of Gilberdyke lies on the B1230 and lies some 18 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, the village is ideally placed for access to the A63/M62 motorway network. Gilberdyke and the neighbouring village of Newport offer a good range of local shops, recreational facilities, amenities and schooling. There is a railway station in Gilberdyke which lies a short distance away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central hallway with stairs leading up to the first floor landing.

LOUNGE

20'9" x 12'5" approx (6.32m x 3.78m approx)

A stunning room which has windows to both side and rear elevations. The focal point is a brick faced fireplace and chimney breast which houses an electric stove.



LOUNGE - ALTERNATIVE VIEW



SITTING ROOM

12'9" x 12'4" approx (3.89m x 3.76m approx)
Brick faced chimney breast. Bow window to front elevation.



DINING KITCHEN

19'2" x 9'0" approx (5.84m x 2.74m approx)
Extending to 16'0".

This superb room is comprehensively fitted with a range of high gloss fronted base and wall mounted units, work surfaces and there is a one and a half sink and drainer with mixer tap and integrated double oven, four ring hob with extractor hood above, dishwasher, plumbing for automatic washing machine and space for drier. Tiling to the floor. Windows to three sides and double doors leading out to the rear terrace.



DINING KITCHEN - ALTERNATIVE VIEW



DINING AREA



BEDROOM 1

13'0" x 10'4" approx (3.96m x 3.15m approx)
Window to front elevation.



BEDROOM 2

11'9" x 9'4" approx (3.58m x 2.84m approx)
Window to side elevation. Sliding doors to:



CONSERVATORY

11'8" x 8'6" approx (3.56m x 2.59m approx)
Overlooking the rear garden and with sliding doors leading out. Tiled flooring.



BATHROOM

With modern white suite, contemporary shaped bath with shower over and screen, wash hand basin and cabinet, low level W.C. Tiling to the walls and floor.



FIRST FLOOR

LANDING

An access door leads through to an extremely large boarded eaves area.

BEDROOM 3

13'02" x 10'9" approx (4.01m x 3.28m approx)
Window to side elevation.



OUTSIDE

A lawned garden extends to the front bounded by hedging. A side drive provides good parking and access to the sizable garage with automated up and over entry door. The extremely attractive landscaped rear garden is bounded by fields beyond. There is an extensive paved terrace, lawn and hedging to the borders. There is also an attractive greenhouse, shed and pergola to corner.



OUTSIDE - ALTERNATIVE VIEW



REAR VIEW OF PROPERTY



CENTRAL HEATING & DOUBLE GLAZING

The property has the benefit of gas fired central heating to radiators and there is uPVC double glazing installed.

SERVICES

Please note that drainage is by way of septic tank.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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)



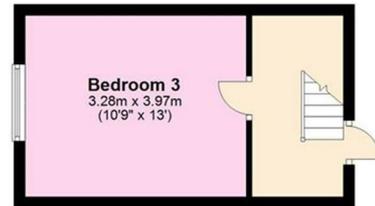
Ground Floor

Approx. 105.2 sq. metres (1132.2 sq. feet)



First Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



Total area: approx. 123.9 sq. metres (1333.7 sq. feet)

