



Redlands, Sandholme Road, Gilberdyke, East Yorkshire, HU15 2XH

- 📍 Superb Individual Property
- 📍 Versatile Accom.
- 📍 Up To 4 Bedrooms
- 📍 Ground & First Floor Bedrooms
- 📍 Open Plan Kitchen
- 📍 Lovely Gardens
- 📍 Desirable Location
- 📍 EPC -

£350,000

INTRODUCTION

Redlands is a superb individual detached residence situated opposite open fields on the fringe of this popular village. Of modern construction, the layout provides a great deal of versatility depending on numbers of bedrooms required. Arranged over two floors the accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises a central entrance hall, lounge, stunning open plan dining kitchen with utility and downstairs cloaks/W.C, sitting room/bedroom 4, ground floor double bedroom and a luxurious bathroom. Upon the first floor are two further bedrooms, the largest of which has the benefit also of its own living space and an en-suite shower room. Established gardens extend to both front and rear elevations, predominately lawned complemented by an extensive patio and a block set driveway leads up to the good sized single garage.

LOCATION

Sandholme Road is an attractive road scene in the village of Gilberdyke which lies on the B1230 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 HALL

A central hallway with staircase leading up to the first floor.



LOUNGE

13'7" x 12'7" approx (4.14m x 3.84m approx)

With bow window to front. A feature "Louis" style fireplace with marble backplate houses a "living flame" gas fire.



DINING KITCHEN

19'10" x 15'7" approx (6.05m x 4.75m approx)
To extremes.

This open plan "L" shaped room is situated to the rear of the house and has double doors leading out to the garden. The kitchen has an excellent range of neutral toned units with Quartz work surfaces, integrated oven, four ring hob with extractor hood, dishwasher, wine chiller, undercounter sink and mixer tap.



KITCHEN AREA



DINING AREA



UTILITY

With fitted units and Quartz tops. Plumbing for automatic washing machine, wall mounted gas fired central heating boiler. External access door to rear.

W.C

With low level W.C and wash hand basin. Tiling to walls.

SITTING ROOM/BEDROOM 4

13'9" x 12'7" approx (4.19m x 3.84m approx)

With window to front, feature decorative fire surround housing an electric fire.



BEDROOM 1

12'8" x 10'5" approx (3.86m x 3.18m approx)

Up to modern fitted wardrobes running to one wall.

Window to rear elevation.



BATHROOM

9'0" x 8'8" approx (2.74m x 2.64m approx)

This luxurious bathroom is fully tiled and comprises a low level W.C, pedestal wash hand basin, angled bath and large shower enclosure. Heated towel rail.



FIRST FLOOR

LANDING

BEDROOM 2/LIVING SPACE

Upon entering this bedroom there is an area ideal as living space which measures 11'0" x 13'10" extending to 23'1" approx. There are windows overlooking the rear garden. Situated off the living area is the bedroom.



ALTERNATIVE VIEW



BEDROOM 2

10'3" x 9'3" approx (3.12m x 2.82m approx)
Window to front. Linking into the bedroom's living space.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C, wash hand basin, heated towel rail, tiled surround.



BEDROOM 3

12'10" x 11'7" approx (3.91m x 3.53m approx)
Window to side elevation.



OUTSIDE

Wrought iron gates open to a block set apron and driveway which provides good parking and access to the large single garage. The garage measures 19'8" x 9'4" approx and has an automated up and over door and a personal door to the rear patio. The rear garden is a particular feature having extensive paved patio areas, lawned garden and mature hedges to the border. There is also a useful garden shed.



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 D. 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)



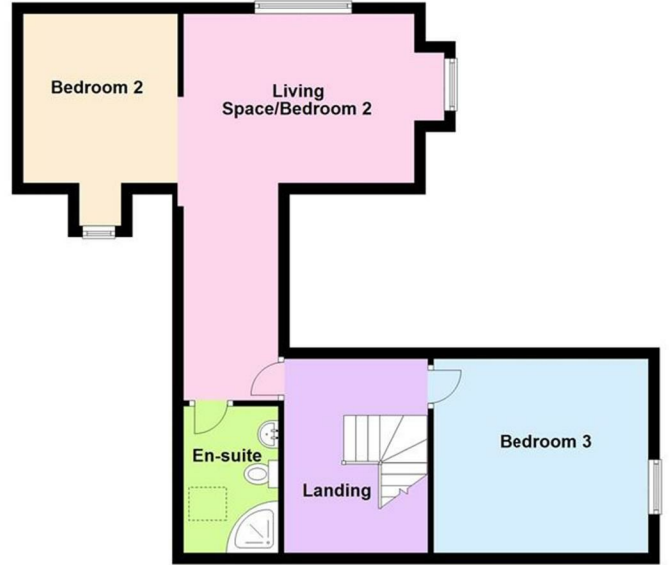
Ground Floor

Approx. 114.8 sq. metres (1236.1 sq. feet)




First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 173.6 sq. metres (1868.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	