



The Elms, Gilberdyke, HU15 2XY  
£110,000

Philip  
**Bannister**  
Estate & Letting Agents

# The Elms, Gilberdyke, HU15 2XY

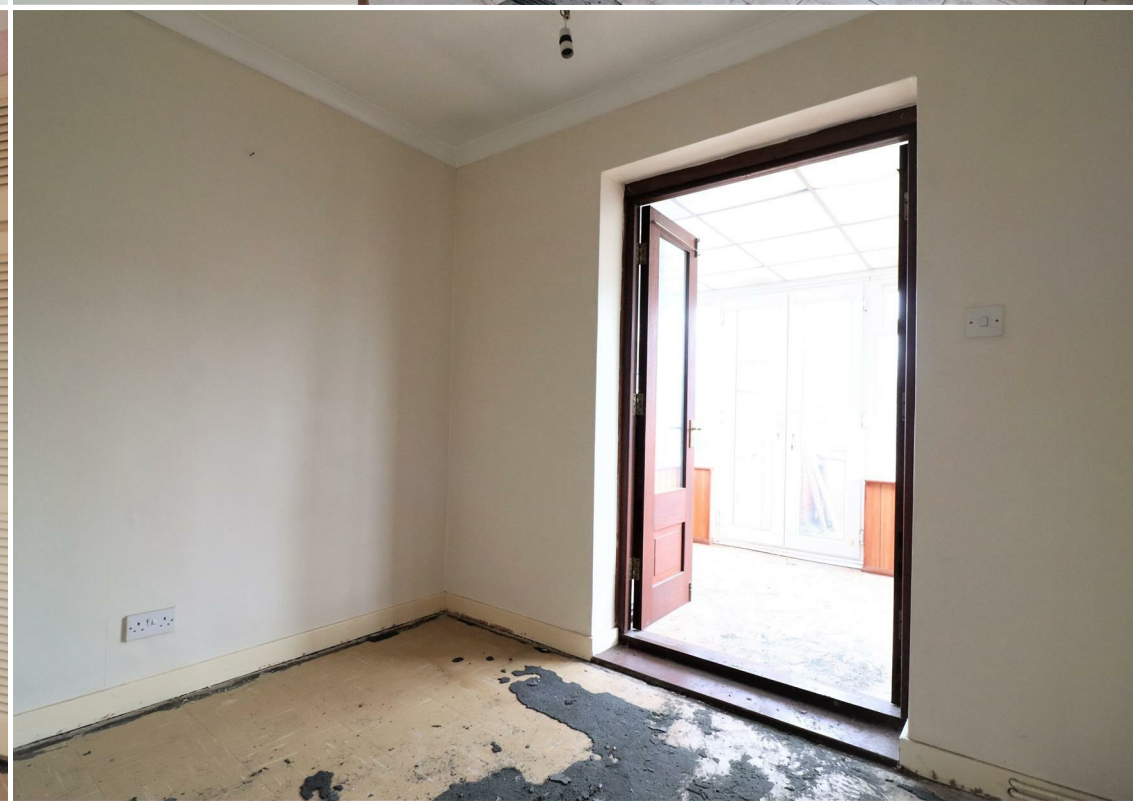
NO CHAIN - EXCELLENT POTENTIAL FOR MODERNISATION - This 2 bedroom semi-detached bungalow is located in a delightful cul-de-sac of similar homes. The property requires a degree of update throughout and offers an excellent opportunity for a purchaser to upgrade the accommodation and create a desirable home. The property comprises entrance hall, living room, inner hallway, kitchen, 2 bedrooms, bathroom and a conservatory. Outside there are gardens to the front and rear, a side driveway leads to a garage and there is extensive off street parking.

## Key Features

- NO CHAIN
- Requires Update & Modernisation
- 2 Bedroom Bungalow
- Attractive Cul-De-Sac Location
- Side Driveway & Garage
- Private Rear Garden
- Conservatory
- ER-D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The accommodation is arranged over the ground floor and comprises:

### ENTRANCE HALL

Allowing access to the property through a residential entrance door. Internal access to:

### LIVING ROOM

16'11" x 9'10" (5.18m x 3.02m)

With a large window to the front elevation, a feature open fireplace with a stone surround and hearth, timber mantle and shelving

### INNER HALLWAY

With internal access to the remaining accommodation. A storage cupboard is off and there is a loft hatch to the roof space

### KITCHEN

9'11" x 9'5" (3.04m x 2.89m)

With a range of fitted wall and base units mounted with work surfaces beneath a tiled splashback. There is a single bowl stainless steel sink and drainer, electric cooker point and electric extractor fan, space and plumbing for an automatic washing machine. A door and window are to the side elevation

### BEDROOM 1

12'0" x 9'10" (3.67m x 3.01m)

A fitted double bedroom features a range of wardrobes and a dressing area. A window is to the rear elevation

### BEDROOM 2

8'11" x 8'5" (2.74m x 2.58m)

A second bedroom with double doors opening to:

### CONSERVATORY

17'5" x 7'3" (5.33m x 2.22m)

With double glazed windows and French door opening to the rear garden. There is a wall mounted boiler

### BATHROOM

Fitted with a three piece suite comprising panelled bath with handheld shower attachment, WC and vanity wash basin within a fixed unit. There is tiling to the walls and a window to the side elevation

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled garden

### REAR

The rear garden offers excellent privacy with a lawn and patio beyond. There is timber fencing to the perimeter

### DRIVEWAY & GARAGE

A driveway is to the side of the property and allows off street parking for a number of vehicles and leads to a brick built garage. The garage has an up and over door to the front

### VIEWINGS

Strictly by appointment with the sole agents.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has a mixture of PVC double glazed frames and wooden sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that

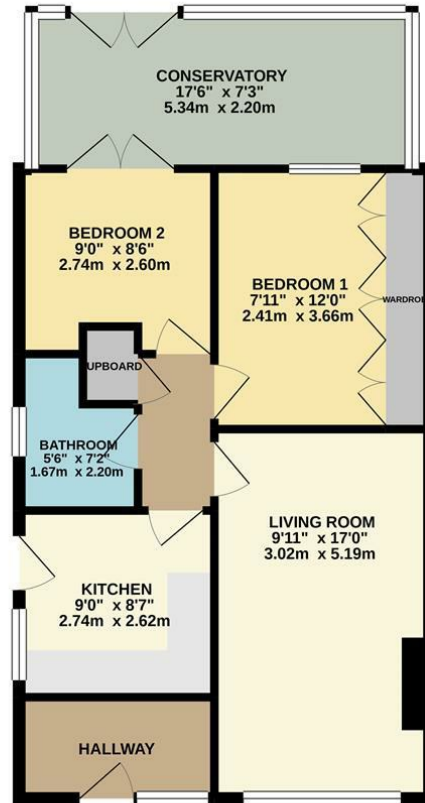
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given 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 Philip Bannister & Co.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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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