

Greenacre Park, Gilberdyke, HU15 2TY

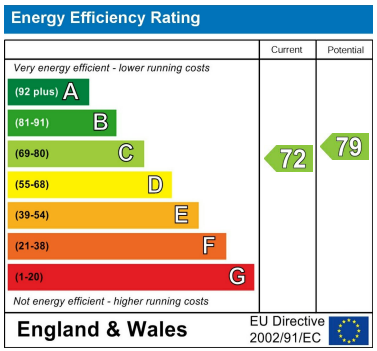
Guide Price £165,000

Philip Bannister
Estate & Letting Agents

Greenacre Park, Gilberdyke, HU15 2TY

Key Features

- NO ONWARD CHAIN
- Modernised 2 Bedroom Bungalow
- Private Southerly Rear Garden
- Newly Installed Kitchen
- Newly Installed Bathroom
- Recently Installed Boiler
- Spacious Lounge Diner
- Driveway & Garage
- EPC = C
- Council Tax = B



NO CHAIN - GUIDE PRICE £165,000 - £175,000 - Offered to the market with no onward chain, this beautifully presented two-bedroom semi-detached bungalow has recently undergone a schedule of improvement, creating a ready-to-move-into home ideal for a range of buyers. The accommodation now comprises a welcoming entrance hall, a newly installed modern kitchen, and a spacious front-facing lounge diner. There are two well-proportioned bedrooms, one of which benefits from fitted furniture, along with a newly installed contemporary bathroom. The property has been fully redecorated and recarpeted throughout, and further benefits from the installation of a new Worcester Bosch boiler.

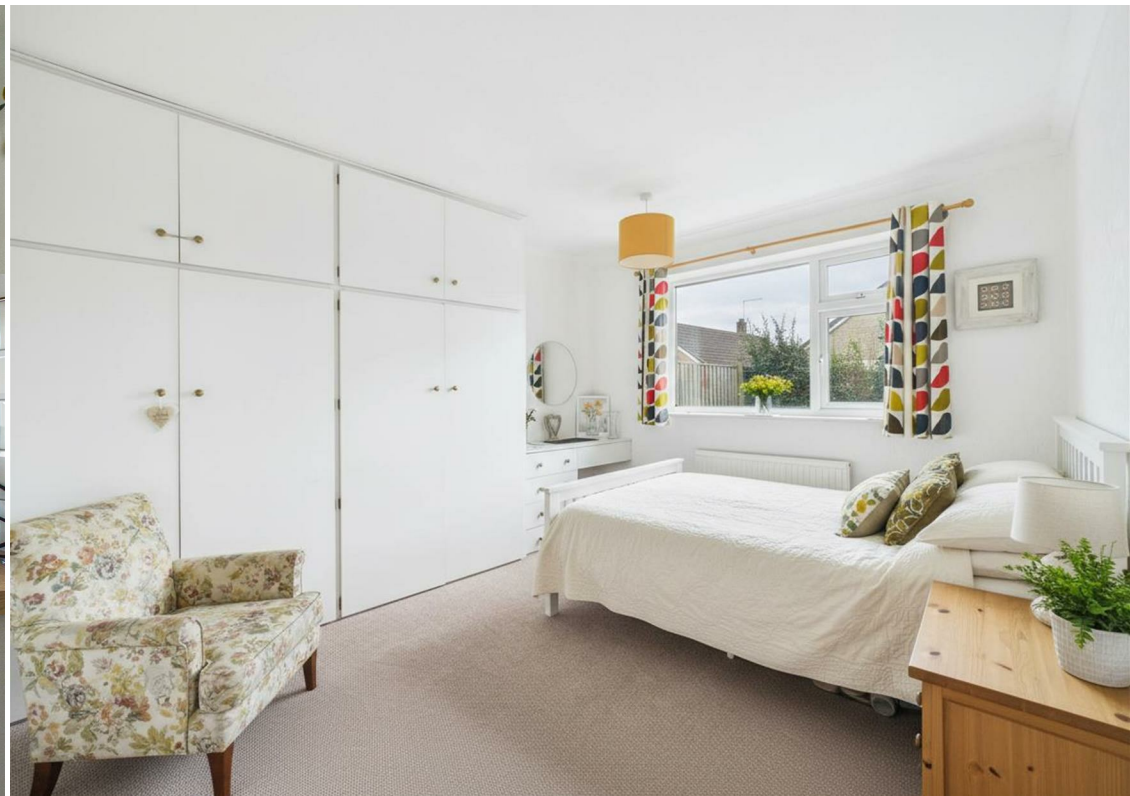
Externally, the bungalow enjoys gardens to both the front and rear, with the rear boasting a private southerly aspect. A driveway provides off-street parking and leads to a garage.











ACCOMMODATION
The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. The central hallway provides access to the internal accommodation.

LOUNGE DINER
A spacious front facing reception room with a large picture window and a feature fireplace. There is ample space for both living and dining suites.

KITCHEN
The newly fitted Howdens kitchen comprises a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit with mixer tap sits beneath a window to the front elevation with a further elevation to the side. Integral appliances include an electric oven, induction hob and extractor hood. There is space for under counter appliances, a built-in pantry cupboard and a second built in cupboard housing the recently installed Worcester Bosch boiler. An external door leads from the driveway.

BEDROOM 1
A double bedroom with fitted wardrobes and dressing table. There is a window to the rear elevation.

BEDROOM 2
A good sized second bedroom with a window to the rear.

BATHROOM
A newly installed bathroom which is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower above. There is partial wall tiling, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is a lawned garden with hedging to the kerbside boundary. A gravel driveway provides off street parking and continues to the side of the property where it leads to a garage.

REAR
The rear garden enjoys a southerly aspect and good privacy. It is mainly laid to lawn with planting beds to the perimeter and timber fencing to the boundary.

GARAGE
The precast sectional garage features a recently installed up and over door.

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 the benefit of PVC double glazed frames.
COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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.

TENURE
We understand that the property is Freehold.

VIRTUAL STAGING
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

VIEWINGS
Strictly by appointment with the sole agents.

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 in-house 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.

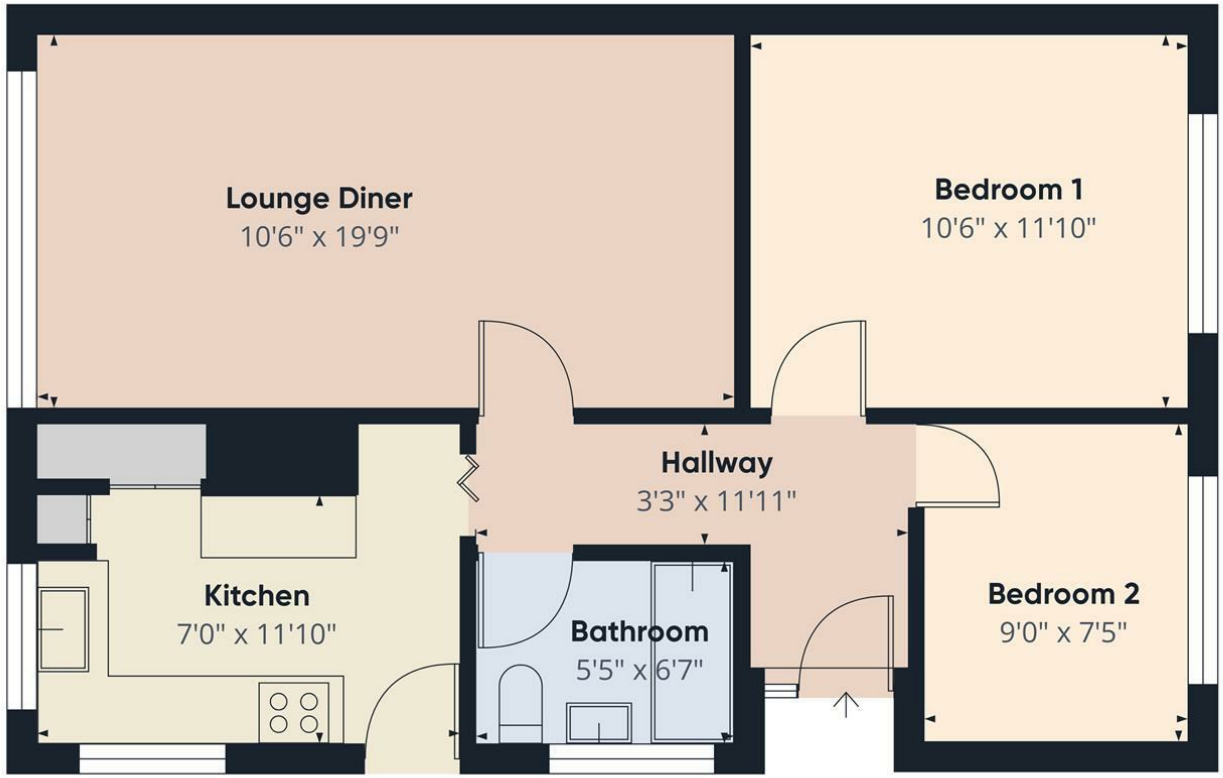
AGENT NOTES.
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (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.
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Approximate total area(1)

601 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Property Ombudsman

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