

Sandholme Park, Gilberdyke, HU15 2GD

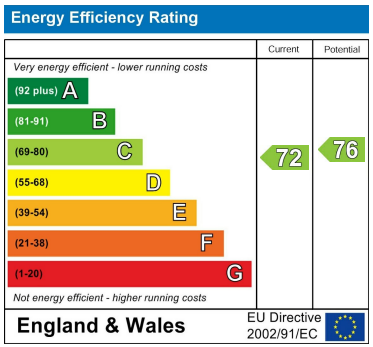
Price Guide £400,000

Philip Bannister

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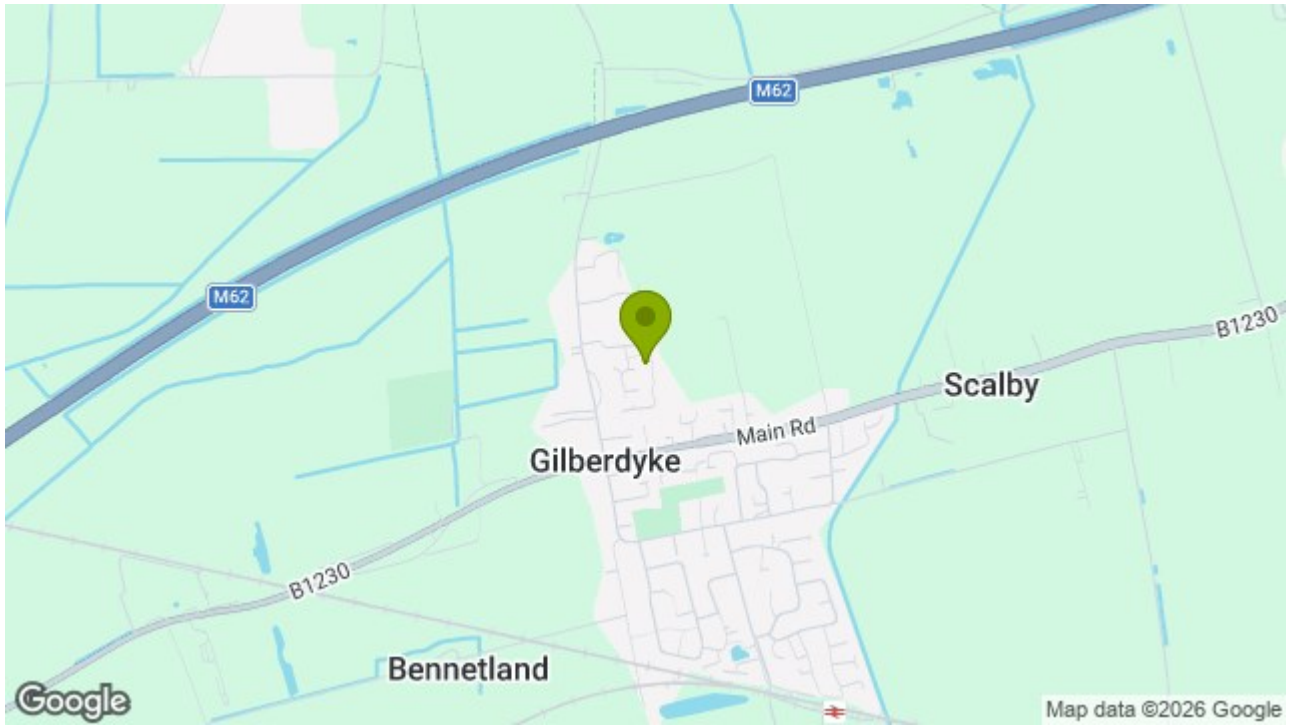
Key Features

- GUIDE PRICE: £400,000 - £425,000
- Executive Four Bedroom Family Home
- Sought-After Development Off Sandholme Road
- Spacious And Well-Presented Accommodation
- 4 Double Bedrooms / 3 Versatile Reception Rooms
- Modern Breakfast Kitchen With Adjacent Utility Room
- Contemporary En-Suite & Ground Floor WC
- Established Westerly-Facing Rear Garden
- Double Integral Garage And Generous Driveway
- EPC = C / Council Tax = F



GUIDE PRICE: £400,000 - £425,000 - This impressive four-bedroom executive family home occupies a desirable position within a sought-after development off Sandholme Road in Gilberdyke. Considered one of the village's most desirable addresses, the property enjoys a westerly-facing rear garden and offers spacious, well-presented accommodation throughout. The ground floor comprises an inviting entrance hall, modern cloakroom/WC, bay-fronted lounge, separate study and a contemporary breakfast kitchen fitted with a range of integrated appliances and French doors opening onto the garden. An adjoining utility room and versatile formal dining room, which could equally serve as a second sitting room, complete the ground floor.

To the first floor are four generously proportioned double bedrooms, two of which benefit from fitted furniture, together with a contemporary en-suite and family bathroom. Externally, the established westerly-facing rear garden provides a pleasant private space for outdoor entertaining and relaxation. To the front, a generous block-paved driveway provides excellent off-street parking and leads to the double integral garage, completing what is an excellent family home in a popular village setting.






BREAD


BREAD



ACCOMMODATION
The extensive accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. A staircase leads to the first floor accommodation, there is access to a cloakroom/wc and further access to the accommodation at ground floor level.

CLOAKROOM/WC
Fitted with a modern two piece suite comprising WC and vanity wash basin upon a storage unit. There is half-height wall tiling and a heated towel rail.

LOUNGE
An attractive bay fronted reception room with a feature fireplace housing a living flame gas fire upon a hearth with matching backplate and surround.

STUDY
A useful home office space, which could equally be utilised as a playroom, with a window overlooking the side elevation.

BREAKFAST KITCHEN
The spacious breakfast kitchen is positioned centrally to the rear of the property, with French doors providing direct access to the garden. The kitchen is fitted with modern shaker-style wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A composite sink unit is positioned beneath a rear-facing window, while integrated appliances include a double oven, gas hob with extractor hood, dishwasher and drinks cooler. A tiled floor runs throughout, with ample space for a breakfast table and chairs.

UTILITY ROOM
Fitted with matching units to those found in the kitchen, complemented by contrasting work surfaces and tiled splashbacks. There is a stainless steel sink unit, space and plumbing for an automatic washing machine, together with additional space for a further under-counter appliance and a larder-style fridge freezer. A wall-mounted central heating boiler is also housed within the room, with a door providing access to the rear garden, an internal door leading to the garage.

DINING ROOM
A versatile reception room positioned off the kitchen, offering flexibility for use as either a formal dining room or a second sitting room. The room enjoys a pleasant outlook over the rear garden through a rear-facing window.

FIRST FLOOR

LANDING
A generous landing provides access to the first floor accommodation. There is a large airing cupboard and a window to the rear.

BEDROOM 1
A spacious primary bedroom featuring a comprehensive range of fitted furniture, including wardrobes, bedside cabinets, matching drawers and useful overhead storage. Two windows to the front elevation and access to:

EN-SUITE
The well appointed en-suite is fitted with a three piece suite comprising WC, wall hung vanity wash basin and a panelled bath with a glazed screen and shower over. There is tiling to the floor, half height wall tiling, a heated towel rail and a window to the front elevation.

BEDROOM 2
A second double bedroom with a wall of fitted slide-front wardrobes and a window to the rear.

BEDROOM 3
A dual aspect double bedroom with windows to the front and rear elevations.

BEDROOM 4
A further double bedroom with a window to the rear.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and shower over. There is partial wall tiling and a window to the front elevation.

OUTSIDE

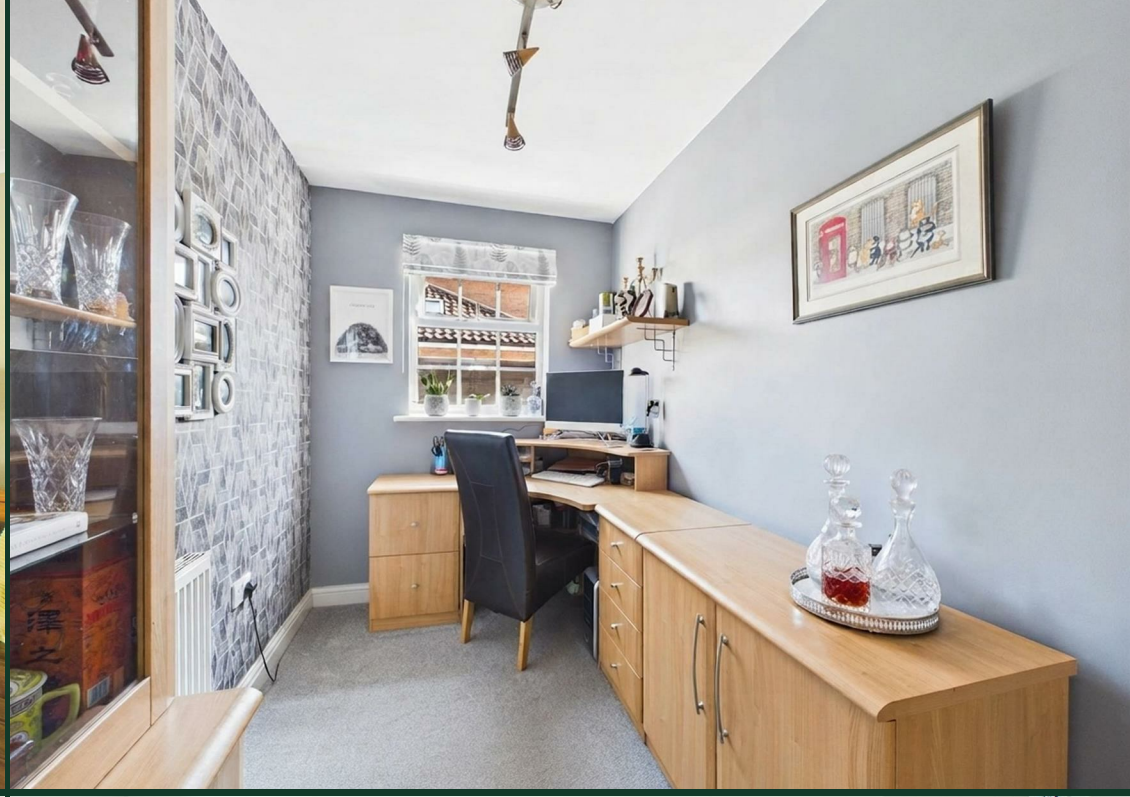
FRONT
To the front of the property there is a lawned garden and a double width block paved driveway which provides ample off street parking.

REAR
The rear garden is a good size and enjoys a westerly aspect. The garden is mainly laid to lawn, a patio area adjoins the property and there is established borders. A timber wendy house sits to one corner and to the opposite side there is a screened vegetable garden with a greenhouse.

INTEGRAL GARAGE
There is an integral double garage with an automated up and over door, light and power. Access is available internally via the utility room.

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



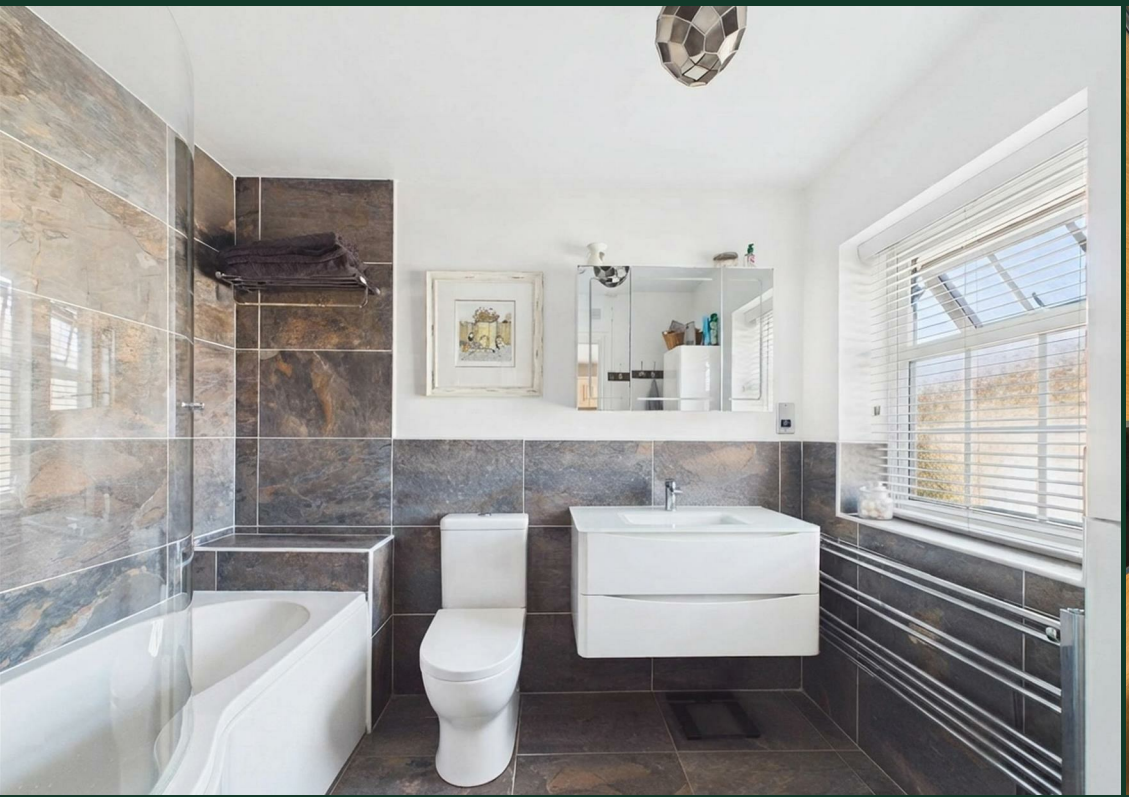



京都
MAN CAVE




YOUR BUTT NAPKINS
MY LORD







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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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.

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.
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: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











Ground Floor



First Floor



Approximate total area(1)

1950 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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