

# Park Row



**Woodside, Gilberdyke, Brough, HU15 2YD**

**Offers Over £230,000**



**\*\* MASTER BEDROOM LEADING ON TO ROOF TERRACE \*\* DOUBLE GARAGE \*\* GARDEN ROOM/BEDROOM FIVE \*\* CLOSE TO TRAIN STATION \*\*** Situated in the village of Gilberdyke close to school and commuter links, this semi-detached dormer bungalow comprises: Hall, Lounge, Garden Room/Bedroom Five, Breakfast Kitchen, further Bedroom and Shower Room. To the First Floor: Three bedrooms with En-suite to Master and Family Bathroom. Externally, the property benefits from off street parking for ample cars leading to double garage and garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





## GROUND FLOOR ACCOMMODATION

### Entrance

Composite panel effect door with top section having double glazed frosted panel to the front elevation leading into:

### Hall

20'10" x 15'11"\* (6.36m x 4.86m\*)



\* Being 'T' shaped

UPVC double glazed window to the side elevation, central heating radiators and wood effect flooring. Hardwood door with top section having single glazed frosted panels to the rear elevation. Doors leading off.



### Lounge

17'2" x 10'5" (5.24m x 3.20m )



Coal effect 'Living Flame' gas fire set into brick back with slate hearth. UPVC double glazed bow window to the front elevation and central heating radiators. Under stairs storage cupboard. Television point. Stairs leading to First Floor accommodation with balustrade and spindles.



## Breakfast Kitchen

11'6" x 8'9" (3.53m x 2.69m )



Range of cream fronted base and wall units with brushed chrome 'T-bar' handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: double electric oven, microwave, four ring gas hob with brushed steel electric extractor fan over benefitting from downlighting, fridge-freezer and washing machine. UPVC double glazed windows to two aspects; front and side elevations. Breakfast bar area, central heating radiator and tiled effect flooring.



## Garden Room/Bedroom Five

21'7" x 11'7" (6.58m x 3.55m )



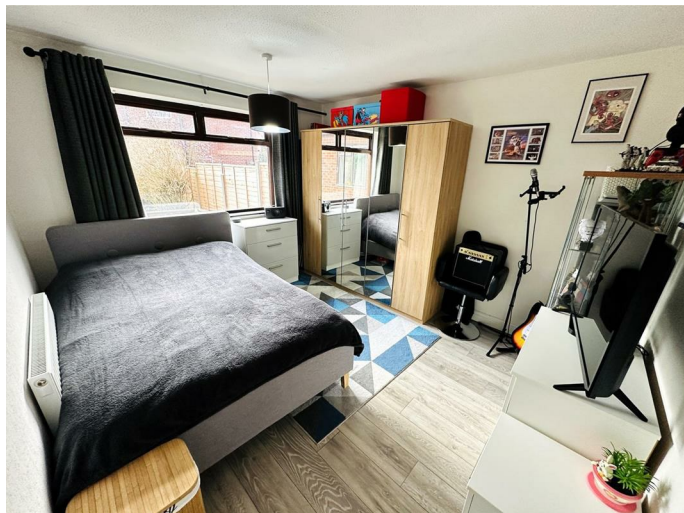
UPVC double glazed sliding patio door with additional full length unit to the rear elevation. Timber framed double glazed windows to each of the side elevations and central heating radiators.





## Bedroom Four

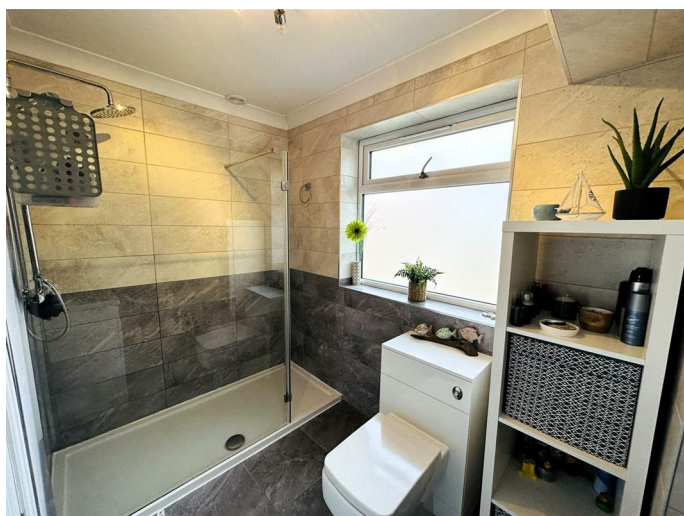
11'11" x 10'5" (3.64m x 3.20m )



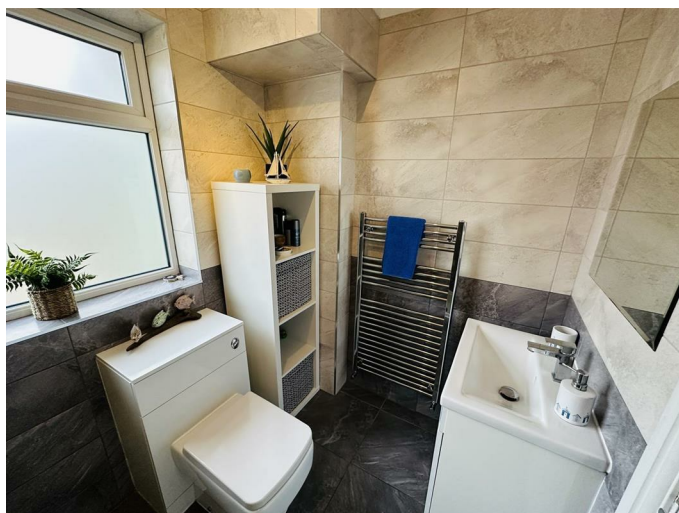
Timber framed double glazed window to the rear elevation, central heating radiator and wood effect flooring.

## Ground Floor Shower Room

8'6" x 5'7" (2.61m x 1.71m)



Chrome trimmed walk-in shower cubicle with chrome fixed head shower, attachment and controls. White low flush w.c with hidden cistern and chrome controls. White wash hand basin set into vanity unit with chrome handles. The room is tiled on all walls to coving height and including floor. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail.



## FIRST FLOOR ACCOMMODATION

### Landing

Further balustrade and spindles, loft access and doors leading off.

### Bedroom One

20'1" x 8'10" (6.14m x 2.70m )



Range of white trimmed, mirror fronted fitted wardrobes with sliding doors. Central heating radiator. UPVC double glazed window to the side elevation.





UPVC double glazed window to the side elevation. UPVC double glazed 'French' doors to the rear elevation leading out onto roof terrace with decorative railing. Door leading into:

### En-Suite 11'7" x 6'3" (3.54m x 1.93m)



White bath inset to tiled surround and chrome mixer tap over incorporating shower attachment. Separate shower cubicle with chrome shower and controls. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity unit with drawer and storage sections. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, extractor fan and further loft access. The bath area is tiled to mid-height and the shower area being tiled to coving height and includes tiled flooring.





## Bedroom Two

10'7" x 9'1" (3.25m x 2.78m)



Timber framed double glazed skylight window to the front elevation and central heating radiator.

## Bedroom Three

10'5" x 7'6" (3.19m x 2.29m)



UPVC double glazed window to the rear elevation and central heating radiator.

## EXTERIOR

## Front



Pathway running along the front of the property with decorative stone hardstanding leading decorative brick blocked driveway. This goes along the front of the property with outside lamp and leads to the side of the property which has outside tap and flagged pathway. The driveway continues to the double garage with twin 'up and over' doors and floodlight on 'PIR' sensor. Decorative wrought iron pedestrian access gate giving access onto further pathway and taking us in turn to:

## Rear



Further flagged patio area with dwarfed wall and coping and outside electrical point. Pathway leading to the true rear where the garden is predominately laid to lawn with decorative stepping stone pathway. Further barked patio area with sunken pond with ornamental lighting. The rear is fully enclosed with timber fence, concrete posts, timber posts and gravel boards. Timber pedestrian access gate to the Garage and further floodlight on 'PIR' sensor.



### Directions

From our Goole office on Pasture Road, turn left at the mini roundabout onto Centenary Road. At the end, turn right onto Airmyn Road/Boothferry Road A614. Continue on Boothferry Road taking the first exit on the roundabout to continue on the A614. At the next roundabout take the third exit onto Main Road. Turn right onto Scalby Lane and then right onto Station Road. Next, turn left onto Greenacre Park and then right onto Laburnum Walk, Finally, take a right onto Hawthorn Way and then a left onto Woodside where the property can be clearly identified by a Park Row 'For Sale' board.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metred

Broadband: Superfast (FTTC)

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not

been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

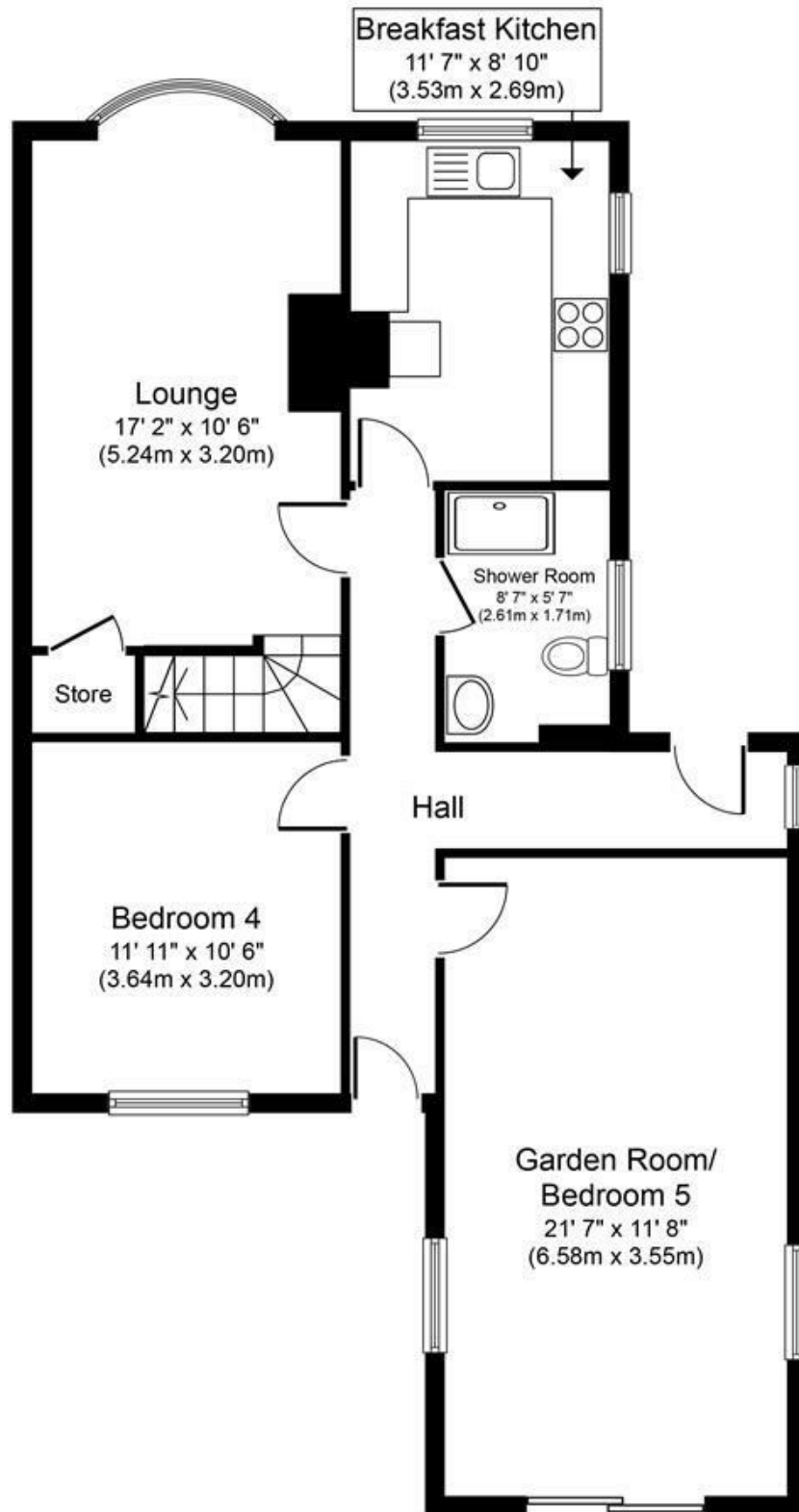
CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



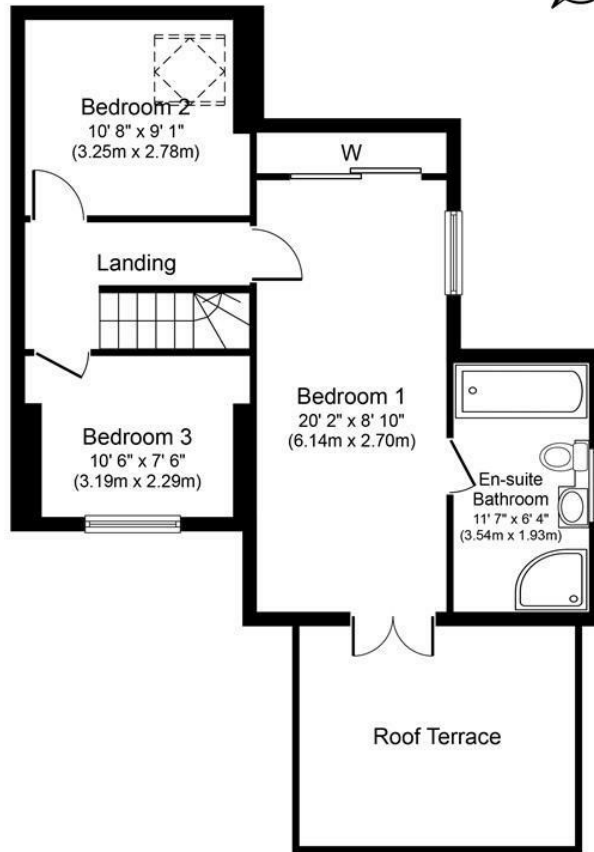


**Ground Floor**  
**Approximate Floor Area**  
**875 sq. ft.**  
**(81.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**First Floor**  
Approximate Floor Area  
525 sq. ft.  
(48.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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