



Fair View Close, Gilberdyke, HU15

£235,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

GUIDE PRICE £235,000 - £245,000 HouseSimple are pleased to offer to the market this spacious 4 bedroom detached family home. Situated in the ever popular village of Gilberdyke. It benefits from a part converted garage to offer an extra reception room, spacious accommodation throughout,

Key features:

- 4 Bed Detached Property
- Well Presented Throughout
- Ideal Family Sized Home
- Garage & Driveway
- Private Garden
- Brand new carpets throughout
- GUIDE PRICE

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band D (£1600.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £235,000 - £245,000

HouseSimple are pleased to offer to the market this spacious 4 bedroom detached family home. Situated in the ever popular village of Gilberdyke. It benefits from a part converted garage to offer an extra reception room, spacious accommodation throughout, utility area, a good sized rear garden and ample off street parking.

The accommodation briefly comprises on the ground floor, entrance hallway, living room, delightful kitchen diner, utility area, W/C, play room and part integral garage. Stairs from the hallway rise to the first floor landing offering the 4 bedrooms, master en-suite and family bathroom.

Ground Floor

Living Room 4.21m (13'10") x 4.05m (13'3")

Bay window to front, double radiator, laminate flooring, door to:

Kitchen/Diner 3.95m (13') x 3.52m (11'7")

Kitchen/Breakfast Room (15) x 2.12m (6'11")

Fitted with a matching range of base and eye level units, integrated dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, window to side, window to rear, laminate flooring, door to:

Utility 2.12m (6'11") x 1.56m (5'1")

Double radiator, door to:

WC 1.70m (5'7") x 0.87m (2'10")

Fitted with two-piece suite comprising, wash hand basin and close coupled WC, double radiator, laminate flooring.

Play Room 3.10m (10'2") x 2.54m (8'4")

Laminate flooring, double door, door to:

Hall

Window to side, double radiator, laminate flooring, stairs, door to:

Garage

Up and over door.

First Floor

Master Bedroom 4.27m (14') x 3.31m (10'10")

Window to front, double radiator, exposed wooden flooring, door to:

En-suite 1.87m (6'2") x 1.70m (5'7")

Fitted with piece suite comprising wash hand basin, tiled shower cubicle and close coupled WC, window to front, radiator, vinyl flooring.

Bathroom 2.30m (7'7") x 1.65m (5'5")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to side, door to:

Bedroom 3 2.96m (9'9") x 2.73m (9')

Window to rear, double radiator, fitted carpet, door to:

Bedroom 4 2.73m (9') x 2.12m (6'11")

Window to rear, double radiator, exposed wooden flooring, door to:

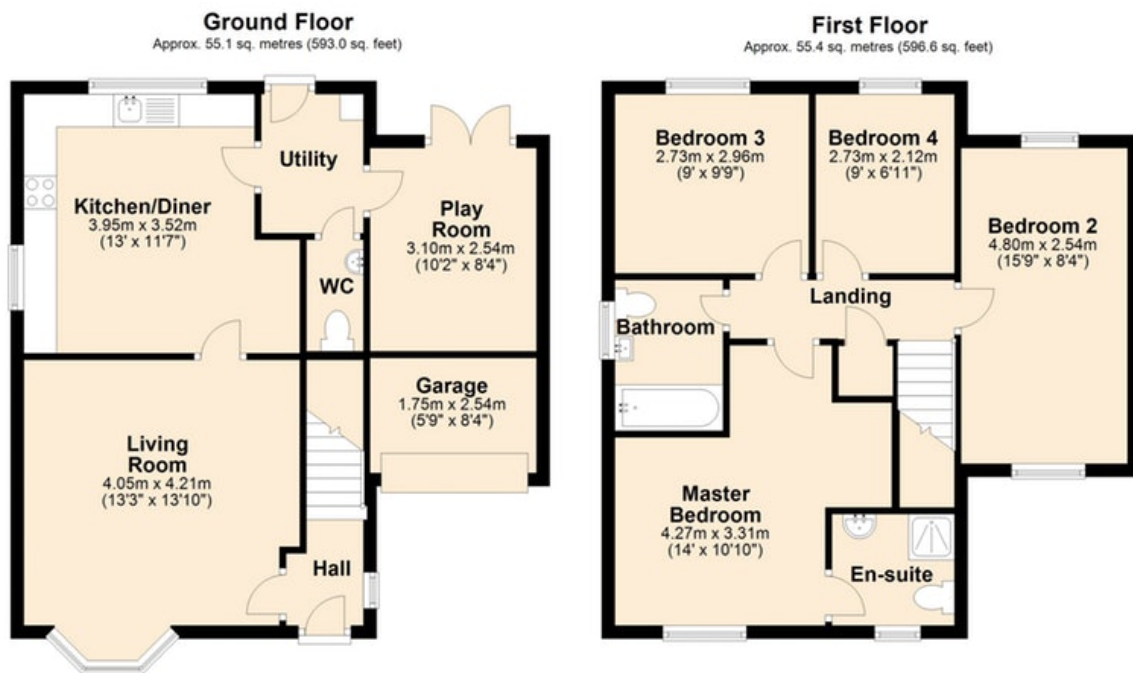
Bedroom 2 4.80m (15'9") x 2.54m (8'4")

Window to rear, window to front, fitted carpet, door to:

Landing 3.43m (11'3") x 1.66m (5'5")

Storage cupboard, fitted carpet, door.

Floor plan:



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

15, Fair View Close
 Gilberdyke
 BROUGH
 HU15 2WG

Dwelling type: Detached house
 Date of assessment: 26 September 2011
 Date of certificate: 26 September 2011
 Reference number: 8604-8469-3029-1226-0193
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 101 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	73
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	73
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	164 kWh/m ² per year	154 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.0 tonnes per year
Lighting	£109 per year	£54 per year
Heating	£487 per year	£496 per year
Hot water	£96 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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