



Gretton Sandholme Road, Gilberdyke, Brough, East Yorkshire

**Guide £200,000**









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Gilberdyke, Brough, East  
Yorkshire

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### Property Description

**\*\* GUIDE PRICE £200,000- £215,000 \*\*** This three bedroom detached property briefly comprises entrance hall, cloakroom/WC, dual aspect lounge with feature fireplace, sitting room with patio doors to the sun room/conservatory and a breakfast kitchen to the ground floor, whilst to the first floor, there are three bedrooms and a four piece family bathroom. Outside, there is a spacious front garden, off road parking, a detached garage and a spacious rear garden with potting shed. Viewing is essential to avoid a later disappointment. EPC rating is grade E. A copy of the EPC will be available on request.

### Our View

Looking for a property with off street parking, a garage and spacious gardens, then come and view this home. On entering this property via the entrance hall, you proceed to the cloakroom/WC. There are two reception rooms, plus a sun room/conservatory, which has views over the large rear garden. Completing the ground floor accommodation is the breakfast kitchen, which has a range of modern wall and base units. To the first floor, there are three bedrooms and a spacious four piece suite bathroom. Outside, there are extensive front and rear gardens, along with a detached garage with an electric up and over door (not tested), ample off road parking and a potting shed to the rear. Viewing is essential to avoid a later disappointment.

### Location



**Epc Rating E**  
**For full EPC please contact the branch**



Total area: approx. 110.0 sq. metres (1179.0 sq. feet)

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