



RM
English

Temple Lodge, Scalby Lane, Gilberdyke, Brough, Yorkshire, HU15 2SS

• No Onward Chain • Detached bungalow • Brand new modern kitchen • Spacious living room • Three good size bedrooms • Family bathroom • Large rear garden with private driveway and off street parking • Potential to extend • Potential building plot • EPC = E

Guide Price £300,000

NO ONWARD CHAIN

Situated in the well serviced village of Gilberdyke with local amenities and good transport links on its doorstep, is this well presented detached three bedroom bungalow. Situated in circa half an acre, this property benefits from a large garden which has the potential to be a building plot, subject to planning permission.

As you enter the property you find yourself in a good sized entrance hall with the living room to your left, featuring double doors that open onto a patio seating area.

A brand new kitchen follows that has been recently fitted. It features an L-shaped worktop comprising an electric hob, Bosch oven and microwave, stainless steel sink with drainer, fridge and ample storage above and below. There is also a separate pantry cupboard which provides a useful additional storage space.

A garden room lies adjacent and provides a beneficial extra reception room.

Three good sized bedrooms and the family bathroom, comprising a walk in shower, hand basin and w/c, complete the internals of the bungalow.

Externally the property benefits from a large, enclosed garden as well as a private driveway and off street parking for several vehicles. Due to the size of the plot, there is the potential for a building plot or a large extension, all subject to planning.





POTENTIAL BUILDING PLOT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		39	69

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Address: Scalby Lane, Gilberdyke, Brough, Yorkshire, HU15 2SS
Reference: 1985

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services.



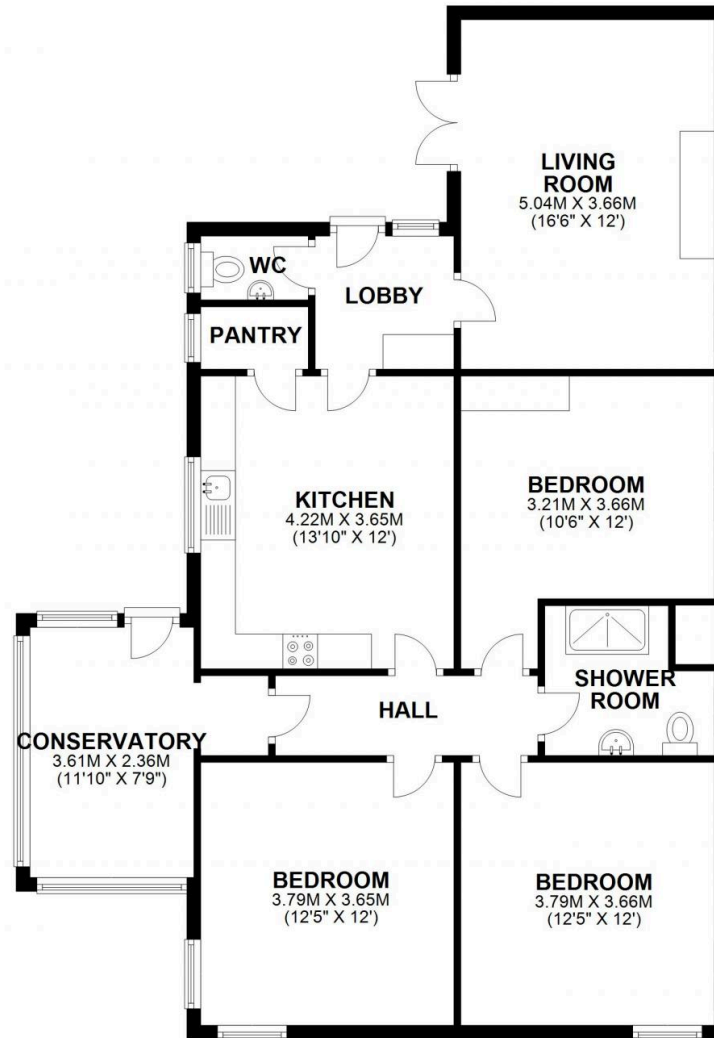
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

GROUND FLOOR



For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.