



Elmhurst
Parker
Estate Agents & Solicitors



10 Flax Mill Walk

Gilberdyke
HU15 2TW

Offers in the region of
£135,000

- END TOWN HOUSE
- TWO BEDROOMS
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- PLEASANT LOCATION NEAR THE VILLAGE POND
- NO ONWARD CHAIN





Welcome to this charming property located in the picturesque village of Gilberdyke. Situated on Flax Mill Walk, this delightful end terrace house offers a perfect blend of comfort and style. As you step inside, you are greeted by a cosy reception room and a modern kitchen. The property boasts two lovely bedrooms, providing ample space for a small family or guests. One of the highlights of this property is the enclosed rear garden, providing a private outdoor space for you to enjoy. The large decking area adds a touch of elegance and is perfect for al fresco dining or soaking up the sun. Nestled in a pleasant position near the village pond, this home offers the convenience of village amenities just a stone's throw away.

Entrance Lobby

With a UPVC entrance door. Radiator, door to:

Living Room

4.46m x 4.14m (14'8" x 13'7")

Having a fireplace with marble effect hearth and surround incorporating a gas fire. Double glazed window to the front elevation. Two radiators and stairs to first floor. Door to:

Kitchen/Diner

3.20m x 4.14m (10'6" x 13'7")

Good size kitchen with a good range of base and wall units. Integrated electric oven and hob with an extractor over. Plumbing for washing machine. Space for tall fridge freezer. Double glazed window and a door to rear.

Landing

With doors off and storage cupboard.

Bathroom

Fully tiled with a panelled bath and shower over.



pedestal hand basin and wc. Double glazed window to the rear elevation, radiator.

Bedroom 1

3.66m x 3.18m (12'0" x 10'5")

Double glazed window to the front elevation, fitted wardrobe and radiator.

Bedroom 2

4.00m x 2.20m (13'1" x 7'3")

Double glazed window to the rear elevation and a radiator.

Outside

To the front is an enclosed pebbled garden with a path to the side. The rear garden is enclosed by fencing and has a large decking area with steps down onto a lawn with shrubs. There is parking available to the rear of the property (not allocated).

Utilities

Mains Electric

Mains Gas

Mains Water (metered) and Mains Sewerage

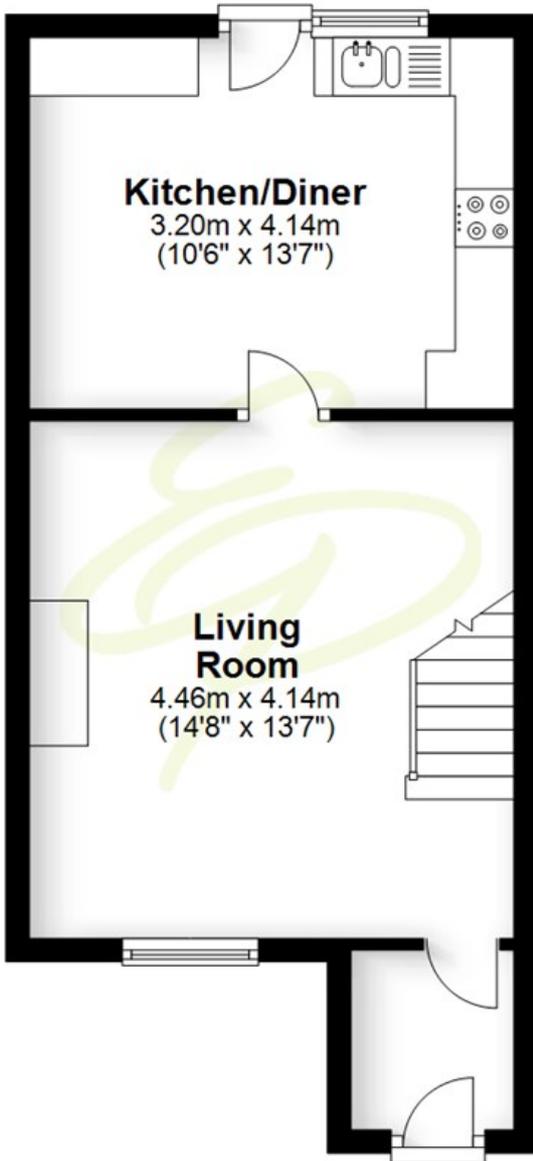
Broadband FTTP - Ultra fast

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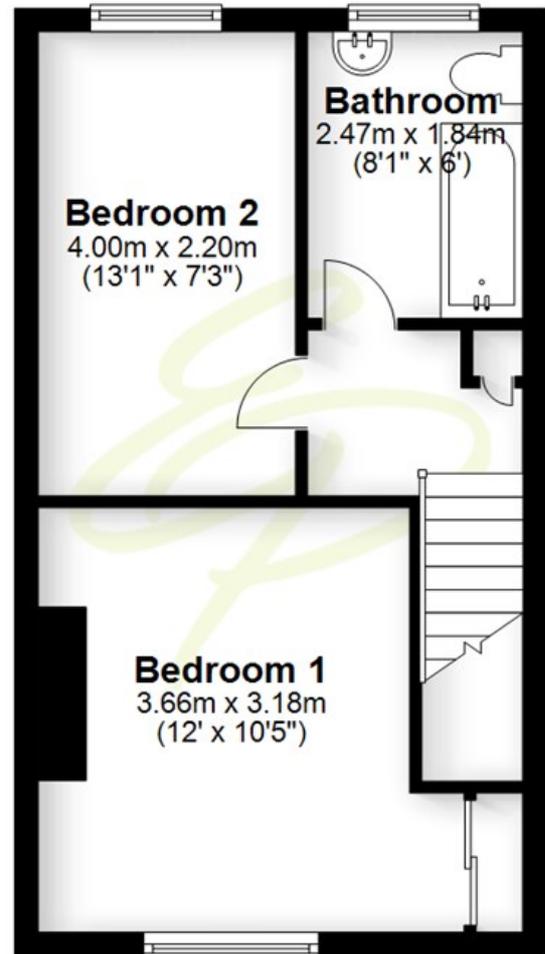
Ground Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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