



**21 Harrison Croft  
Gilberdyke HU15 2GW**

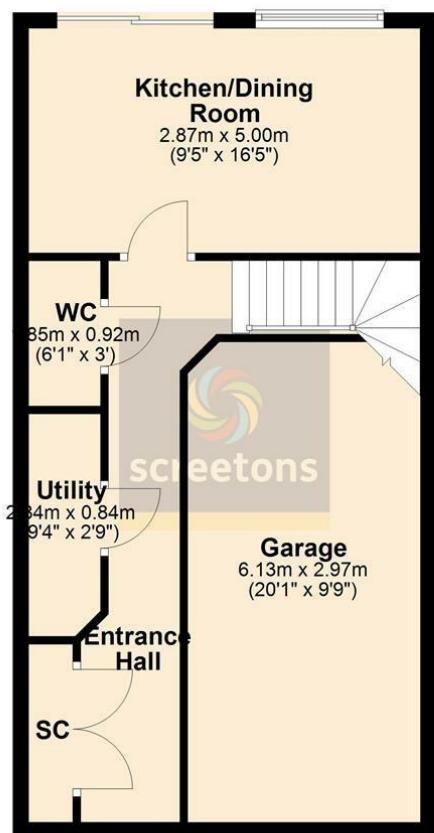
**£268,000  
FREEHOLD**

A beautifully presented, three storey townhouse, located on Harrison Croft, a sought after cul-de-sac on the edge of the village of Gilberdyke. The property offers extremely well appointed accommodation over three floors, extending to approx 1580 sq ft and briefly comprises, an open plan kitchen/dining room on the ground floor with French doors leading out to the rear garden along with a handy downstairs w/c and utility room. The first floor offers a spacious living room, family bathroom and two bedrooms. The second floor boasts two double bedrooms both with en-suites and Velux windows letting in plenty of light. Externally there is an attractive rear garden together with a single garage and parking area to the front. The property is on the outskirts of Gilberdyke and located next to a delightful pond making it an ideal, peaceful location. A viewing is highly advised.

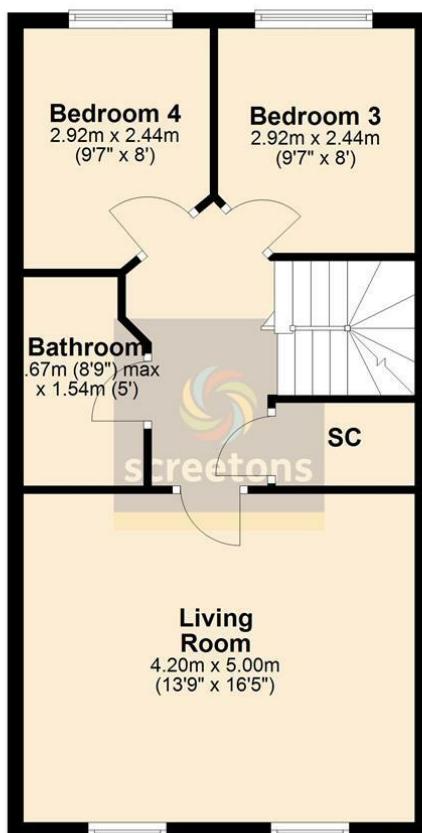
**EPC: B**



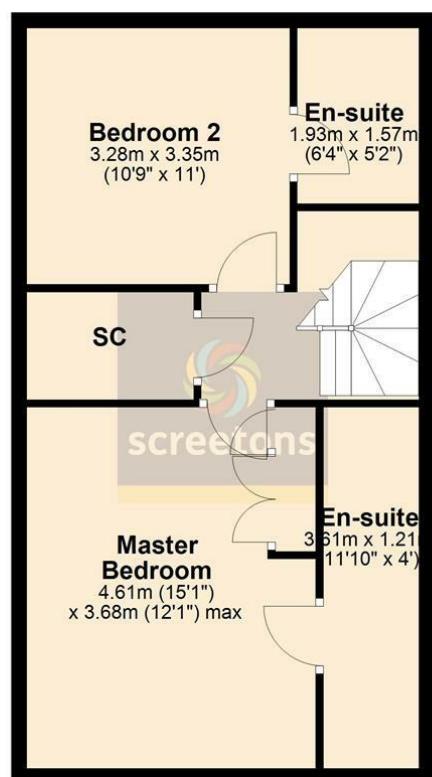
### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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