



21 Harrison Croft, Brough, Gilberdyke, HU15 2GW

£268,000

EPC: B

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.

- Beautifully Presented mid townhouse Extending to approx 1580 sq ft
- Open Plan Kitchen/Dining Room
- Utility Room & downstairs W.C.
- Spacious first floor living Room
- Four Bedrooms
- Two En-suite Bathrooms
- Driveway and garage with oxley thermal door
- Calming garden with no overlooking properties
- Located Next to a charming local pond
- Viewing highly advised

#### Entrance Hall

23'6" x 3'

Large storage cupboard and stairway leading to first floor. One central heating radiator.

#### Utility Room

9'4" x 2'9"

Plumbing for a washing machine and space for a tumble dryer with worktops above. Tiled flooring. One central heating radiator.

#### Cloakroom

3' x 6'1"

A white suite comprising a wall mounted wash hand basin with tiled splashback and a low flush w/c. Tiled flooring.

#### Kitchen/Dining Room

16'5' x 9'5"

A range of fitted base and wall units in grey modern shaker style with quartz worktops. 1 1/2 bowl sink unit with chrome mixer tap. A four ring gas hob with integrated oven underneath. Chimney style stainless steel extractor fan. Integrated dishwasher and fridge freezer. Grey timber effect tiled flooring. French doors lead out to the rear garden. One central heating radiator.

#### First Floor Landing

Large storage cupboard with light. Stairway leading to the second floor. One central heating radiator.

#### Living Room

16'6" x 13'9"

A lovely spacious living room with two windows letting in plenty of light and enjoying views across the development, small play area and local pond. Two central heating radiators.

#### Bedroom Three

9'7" x 8'

To the rear elevation. One central heating radiator.

#### Bedroom Four

9'7" x 8'

To the rear elevation. One central heating radiator.

#### Family Bathroom

8'9" x 5'1"

A white suite comprising of a panelled bath, wash hand basin and low flush w/c. Walls tiled to half height and floor fully tiled with grey ceramic tiles. White coated heated towel radiator.

#### Second Floor Landing

Access to the loft space. Storage cupboard housing the central heating boiler.

#### Master Bedroom

15'1" x 12'1"

To the front elevation. Benefits from fitted wardrobes and Velux windows looking out across the development and the pond. One central heating radiator.

#### Ensuite

11'10" x 4'

White suite comprising a shower enclosure with mains shower and folding door, wash hand basin and a low flush w/c. White heated towel radiator. Ceramic tiled flooring and walls tiled to half height. Velux window.

#### Bedroom Two

11' x 10'9"

To the rear elevation. Velux window. One central heating radiator.

#### Ensuite

6'4" x 5'2"

White suite comprising a shower enclosure with mains shower, wash hand basin and a low flush w/c. Ceramic tiled flooring and walls tiled to half height. Velux window. White heated towel rail.

#### Garage

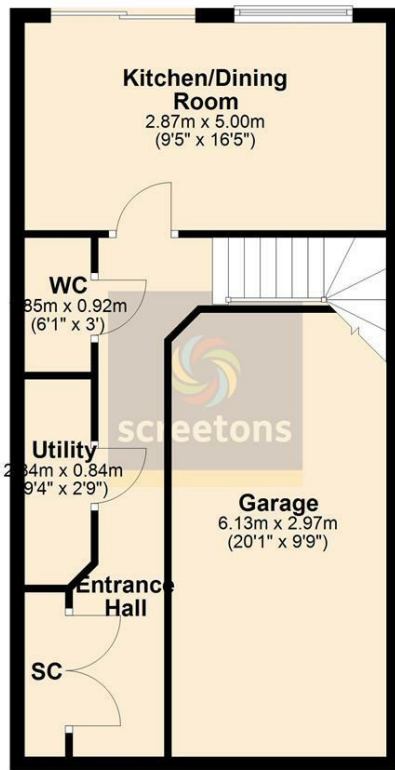
Fully electric Oxley thermal door with power and light inside.

#### Outside

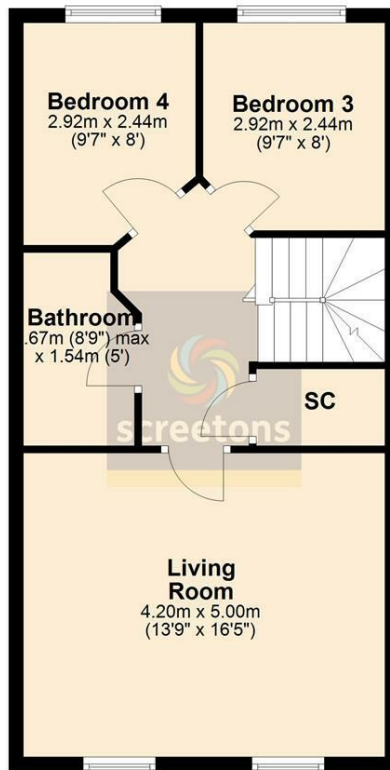
The front of the property features a driveway providing off street parking and giving access to the garage for additional parking, which is operated by a fob. A flagged paved pathway leads to the front door. EV charging point.

The rear of the property is mostly laid to lawn with a timber decking seating area close to the house. The garden is fully enclosed and has private rear gate access.

**Ground Floor**



**First Floor**



**Second Floor**

