



The Redwoods, Hull, HU10 6DQ
Offers Over £115,000

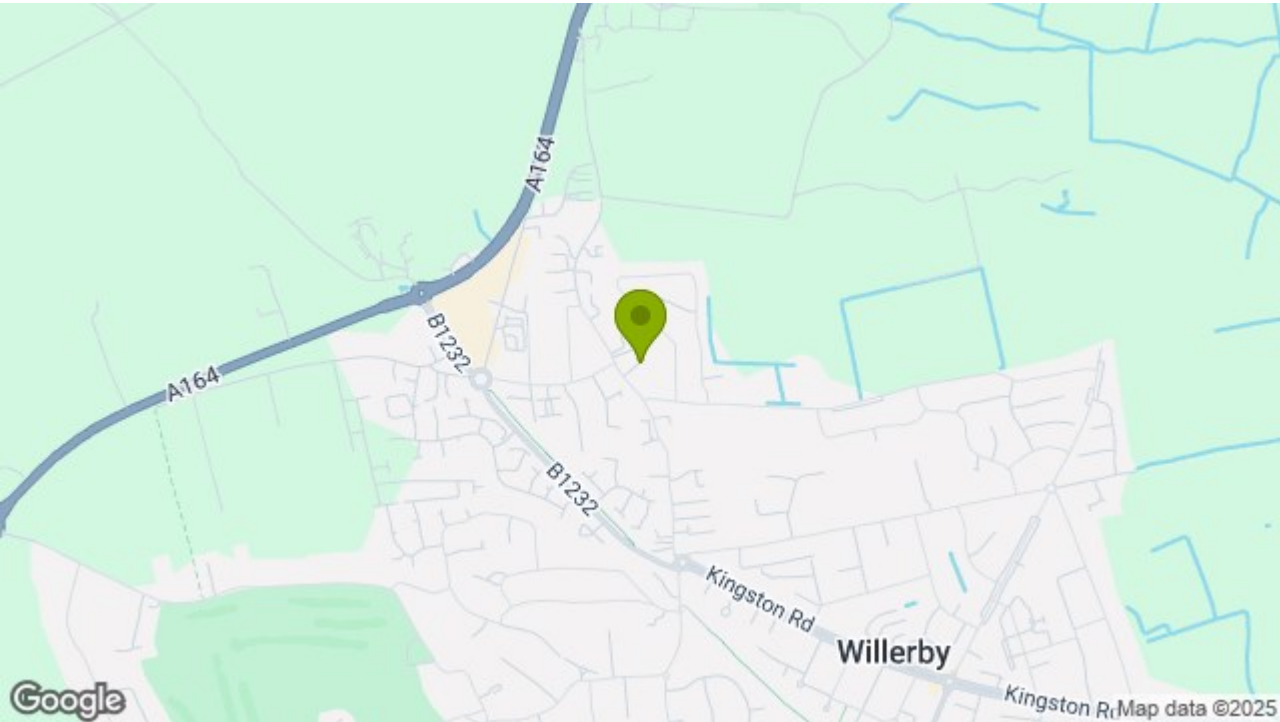
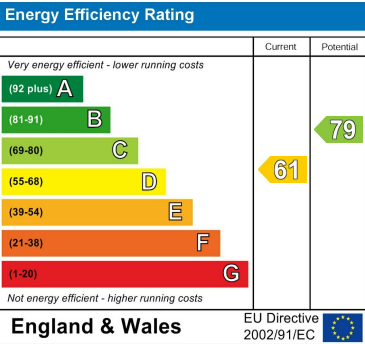

**Philip
Bannister**
Estate & Letting Agents

The Redwoods, Hull, HU10 6DQ

This exquisite first-floor apartment is nestled within a stunning Grade II listed building, offering a perfect blend of historic charm and contemporary elegance. Spacious and beautifully presented, the property boasts high ceilings, period features, and an abundance of natural light. Set within enchanting grounds that exude charm and tranquillity, the setting is nothing short of idyllic. With tasteful décor and a refined ambience, this is a truly special home that seamlessly combines character with modern comfort.

Key Features

- Stunning First Floor Apartment
- Spacious Throughout
- Beautifully Presented
- Gorgeous Grounds
- Designated Parking
- Grade II Listed Building
- EPC = D





WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

ACCOMMODATION;

ENTRANCE HALL

Providing access to the accommodation.

LIVING ROOM

15'11 x 15'5 (4.85m x 4.70m)

A generous living space with feature fireplace, window to the front and side elevations and access to the Kitchen.

KITCHEN

8'4 x 7'4 (2.54m x 2.24m)

With a comprehensive range of wall and base fitted units with laminated work surfaces and a tiled splashback. Further benefitting from a sink and drainer, space for a cooker with an extractor hood above, plumbing for an automatic washing machine and a window to front elevation.

BEDROOM

13'6 + wardrobes x 11'11 (4.11m + wardrobes x 3.63m)

An extremely generous bedroom with windows to the side and rear elevations and fitted wardrobes.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a storage cupboard housing the the central heating boiler.

EXTERNAL;

COMMUNAL GARDENS

Stunning communal grounds and parking facilities.

PARKING

Designated parking space and visitor parking spaces.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold.

LEASE INFORMATION

We understand that there is a 125 year lease active from 01/01/1986. The service charge is £95.90 per calendar month and is managed by Pure Block Management which covers the gardening of the grounds, building repair, building insurance, window refurbishment and communal area redecoration every 4 years.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not

constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Homers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

