

staniford
grays



Apt. H Willerby Hall The Redwoods, Willerby, Hull, HU10 6DQ

£110,000





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Willerby, Hull, HU10 6DQ

- CHARACTER APARTMENT
- GRADE II LISTED BUILDING
- ONE BEDROOM
- NO ONWARD CHAIN
- WELL APPOINTED
- SECOND FLOOR LIVING
- MATURE WOODLAND SETTING
- OPEN PLAN DAYROOM
- SUITABLE FOR FIRST TIME BUYERS DOWNSIZERS AND INVESTORS

DELIGHTFUL ONE BEDROOM property available within this character residence.

The accommodation for sale consists of an immaculately presented second floor apartment providing spacious accommodation throughout retaining a wealth of period feature.

Willerby Hall is located in a mature wooded setting off the conveniently positioned Main Street in Willerby, being discreetly located on The Redwoods with good levels of privacy enjoyed.

Dedicated access is provided to the property with accommodation comprising: Entrance Hall leading through to an open plan Lounge with an abundance of natural light Kitchen and an inner hallway provides access through to a double Bedrooms, and separate Bathroom,

Communal gardens feature, being private and well screened throughout with dedicated parking to the building.

The property is available as a Leasehold opportunity with NO ONWARD CHAIN.



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COMMUNAL ENTRANCE HALLWAY

A welcoming entrance to this fantastic character filled apartment building being Grade II listed and located within a short moment's walk of all the convenience of Willerby centre. The development itself incorporates a private woodland setting in an established and mature plot environment, with the subject dwelling, Apartment H, being accessed on the second floor level via a return staircase with feature balustrade and spindles, with feature window also.

APARTMENT H

ENTRANCE HALLWAY

Providing access to bedroom, reception space and bathroom, with low maintenance floor covering.

RECEPTION LOUNGE

17'7" x 14'0" (5.38 x 4.27)

With stunning views to property frontage, laminate to floor coverings, of a generous size and suitably proportioned to accommodate furniture suite and separate dining table area, rooflight. Proving access to...

KITCHEN

8'0" x 10'9" (2.44 x 3.28)

Again boasting open woodland views via a sash style window, with a traditionally styled kitchen of a range of fitted wall and base units with complementary work surfaces over, inset sink and drainer with mixer tap, space for freestanding cooker, fridge freezer and additional white goods, plumbing for washing machine.

BEDROOM

13'1" x 16'9" (4.01 x 5.11)

Of double bedroom proportions with good levels of natural daylight via a window to rear and additional skylight.

BATHROOM

Neutrally appointed throughout with low flush w.c, pedestal wash hand basin, panelled bath with wall mounted showerhead and console, tiling to splashbacks.



OUTSIDE

Willerby Hall offers a mature setting with dedicated driveway being accessed from The Redwoods. Dedicated parking exists to the property with mature planting, shrub borders and laid to lawn grass to the communal areas, with hard landscaped parking area extending around to the rear of the property also. Additional visitor parking is available and external seating area also.

AGENTS NOTE

The property is leasehold.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'A'.

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

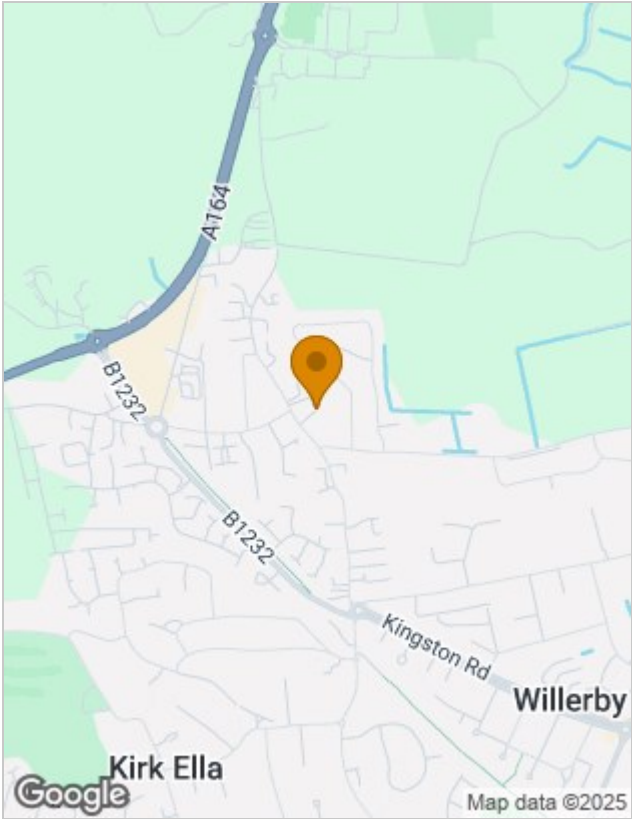
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



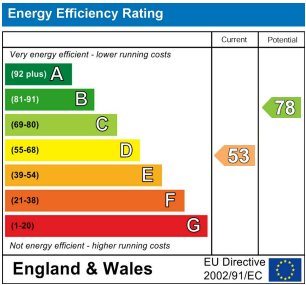
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.