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**Limb**  
MOVING HOME



*23 Wolfreton Mews, Willerby, East Yorkshire, HU10 6PW*

- 📍 Second Floor Apartment
- 📍 Two Beds/Two Baths
- 📍 Lounge & Dining Room
- 📍 Council Tax Band = C

- 📍 Modern Kitchen
- 📍 Designated Parking
- 📍 No Onward Chain
- 📍 Leasehold / EPC = C

**£145,000**

## INTRODUCTION

Forming part of this purpose-built development conveniently located close to Anlaby Retail Park and other local amenities is this well proportioned second floor apartment. Within a block of only six apartments built by Wright Homes in 2005, the property has been finished to a good specification. Offered with no chain and in 'ready to move into' condition, the property would suit a variety of purchasers such as first time buyers and investors. The apartment itself is accessed via a communal entrance hall with intercom entry system and has it's own hallway, a spacious lounge with 'Juliet' balcony and a separate dining room, a well equipped kitchen with a host of built-in appliances, a modern bathroom and two double bedrooms with the main bedroom having an en-suite shower room. The accommodation boasts gas-fired central heating, uPVC double glazing and intercom entry system. There is an allocated parking space and guest parking within the courtyard.

## LOCATION

The property is situated at the head of the small cul-de-sac known as Wolfreton Mews which runs directly off Wolfreton Road, Anlaby which runs between Springfield Way and Aston Road. The surrounding area affords an excellent range of local amenities, shops and transport links in and out of Hull. Nearby there are a variety of cafes, restaurants, various supermarkets, boutique shops and the newly-refurbished Haltemprice Sports Centre. Located approximately five miles to the west of Hull city centre, the property is ideally placed to the A63, the Humber Bridge and the national motorway network to the west.

## ACCOMMODATION

Communal door with intercom entry system to:

### COMMUNAL ENTRANCE HALL

Stairs to second floor level and private entrance door to:

### ENTRANCE HALL

With storage cupboard.

### KITCHEN

8'10" x 8'5" approx (2.69m x 2.57m approx)

With a range of contemporary fitted base and wall units with laminate worksurfaces, sink and drainer with mixer tap, built-in appliances comprising single electric oven/grill, four-ring gas hob with chimney-style extractor hood over, integrated slimline dishwasher, fridge, freezer and washing machine. Window to front.



## LOUNGE

15'4" x 13'3" approx (4.67m x 4.04m approx)  
With French doors and 'Juliet' balcony to the front elevation.



## DINING ROOM

9'2" x 8'10" approx (2.79m x 2.69m approx)  
Window to front.



## BEDROOM 1

15'4" x 9'9" approx (4.67m x 2.97m approx)  
With fitted furniture and window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiling to walls.

## BEDROOM 2

9'9" x 8'9" approx (2.97m x 2.67m approx)  
Measurements into fitted wardrobes. Window to rear.



## BATHROOM

With suite comprising a bath, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, wall mounted gas central heating boiler and window to rear.



## OUTSIDE

The property has allocated residents' parking to the front of the property with one allocated parking space per apartment in addition to two visitors' parking spaces. There is a communal lawned garden area to the rear of the property.

## TENURE

Leasehold - Lease term is 999 years starting from 2005.

Ground rent is £50 per annum

Service charge is £117 per month.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

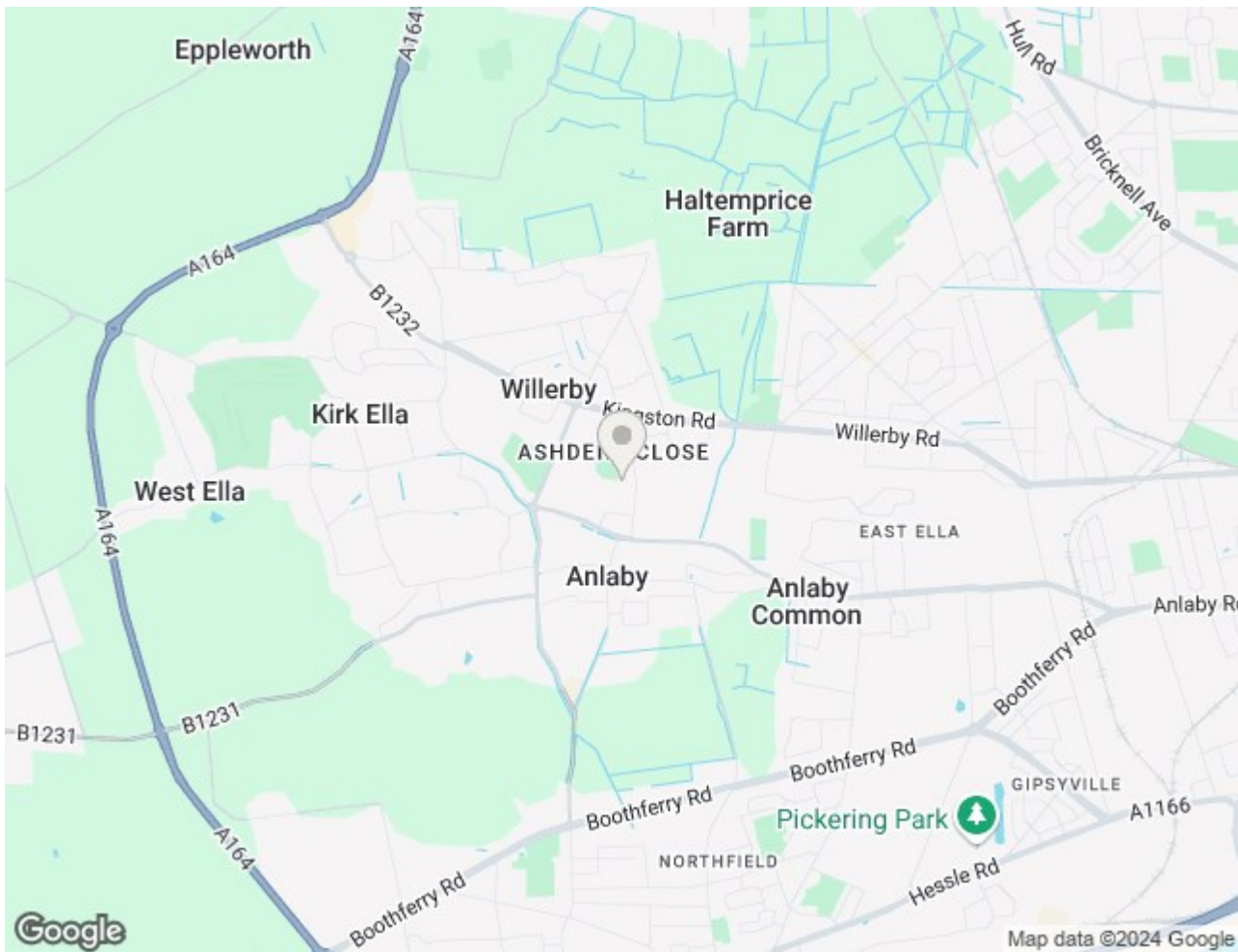
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## 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.

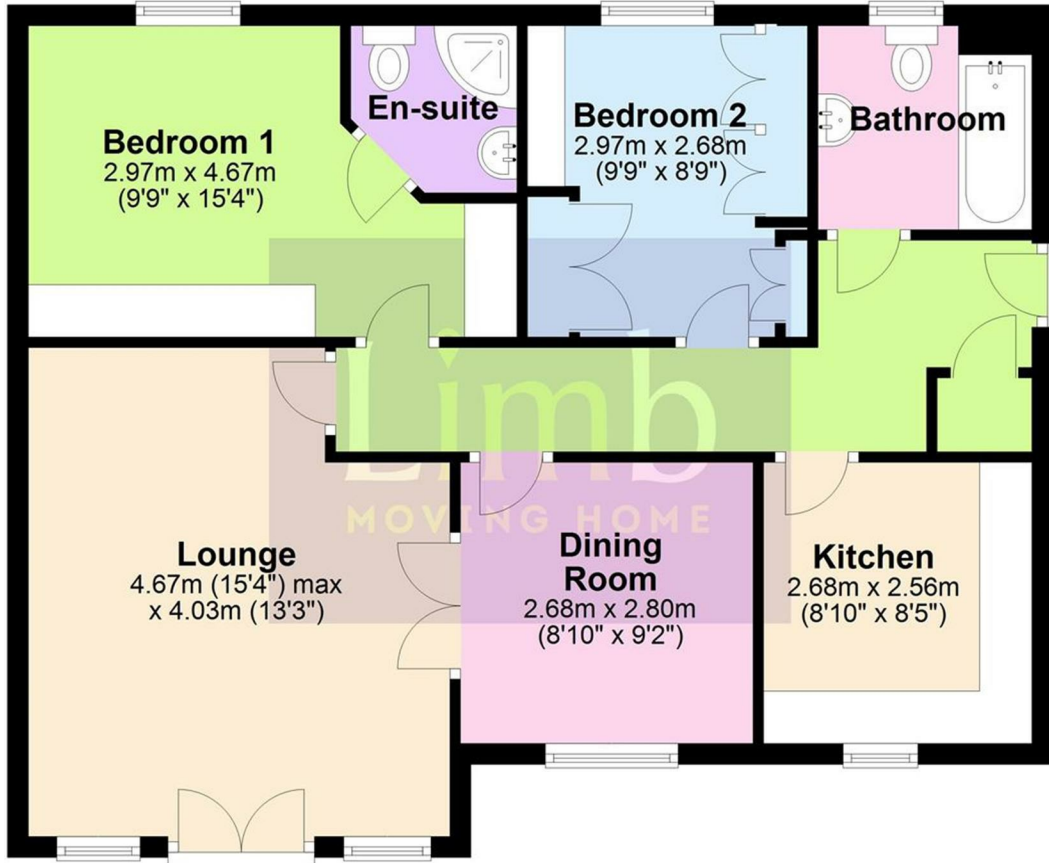
## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Floor Plan

Approx. 69.3 sq. metres (745.7 sq. feet)



Total area: approx. 69.3 sq. metres (745.7 sq. feet)

