

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*Flat 1 Willerby Hall Mews, 134 Main Street, Willerby, East Yorkshire, HU10*

📍 Ground Floor Accom.

📍 Unique Property

📍 Two Fitted Bedrooms

📍 Council Tax Band = C

📍 Lovely Location

📍 Garage & Parking

📍 Gas Central Heating

📍 Leasehold / EPC= D

**£199,950**



## INTRODUCTION

Enjoying a prime setting adjacent to the prestigious Willerby Hall, this unique ground floor apartment offers 'move in' ready accommodation with no onward chain. Benefitting from gas central heating, the property comprises a triple aspect lounge with feature fireplace, dining kitchen with breakfast bar island, two bedrooms with fitted wardrobes, and a modern shower room. A single garage, off-street parking, and access to the communal gardens of Willerby Hall Mews complete this desirable property.

## LOCATION

The property occupies a lovely position adjacent to Willerby Hall and siding onto Main Street, Willerby close to its junction with Great Gutter Lane. It is ideally placed within close proximity with Willerby Square and the surrounding area offers an excellent range of shops and amenities including the nearby Willerby Shopping Park which lies a short distance away. Good schooling is also provided and Haltemprice Sports Centre is easily accessible. Immediate access is available to Hull City Centre, Beverley, Cottingham, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

All principal rooms can be accessed from the hallway and a further entrance from a communal hallway to the four mews apartments.

## LOUNGE

18'0" x 11'10" approx (5.49m x 3.61m approx)

Feature fire surround with cast and tiled fireplace housing a living flame gas fire. Secondary glazed sash windows to front, side and rear elevations.



## DINING KITCHEN

14'2" x 7'4" approx (4.32m x 2.24m approx)

Having a range of fitted base and wall units with laminate worksurfaces, tiled splashbacks, inset sink unit in wooden worksurface, integrated oven, five ring gas hob with filter hood above, fridge/freezer, plumbing for automatic washing machine and dishwasher. There is an island unit with breakfast bar, tiled floor and secondary glazed sash window to the rear elevation.



## BEDROOM 1

14'4" x 8'7" approx (4.37m x 2.62m approx)

Having a range of fitted furniture including wardrobes, overhead storage and drawers. Secondary glazed sash window to rear elevation.



## BEDROOM 2

11'0" x 7'8" approx (3.35m x 2.34m approx)

With fitted wardrobes and dressing table/desk/ Secondary glazed sash window to the rear elevation.





## SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin and concealed flush W.C.. Window to rear elevation.



## OUTSIDE

There is a courtyard area with garage and parking in front. The property has the use of the attractive communal gardens to the rear of Willerby Hall Mews.



## REAR VIEW OF PROPERTY



## GROUNDS



## TENURE

Whilst leasehold, the freehold is vested in Willerby Hall Flats Limited which is co-owned by the four apartment owners.

## CHARGES

Currently a £55/month charge. This covers the cost of the gardener, buildings insurance and maintenance to the building.

## 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

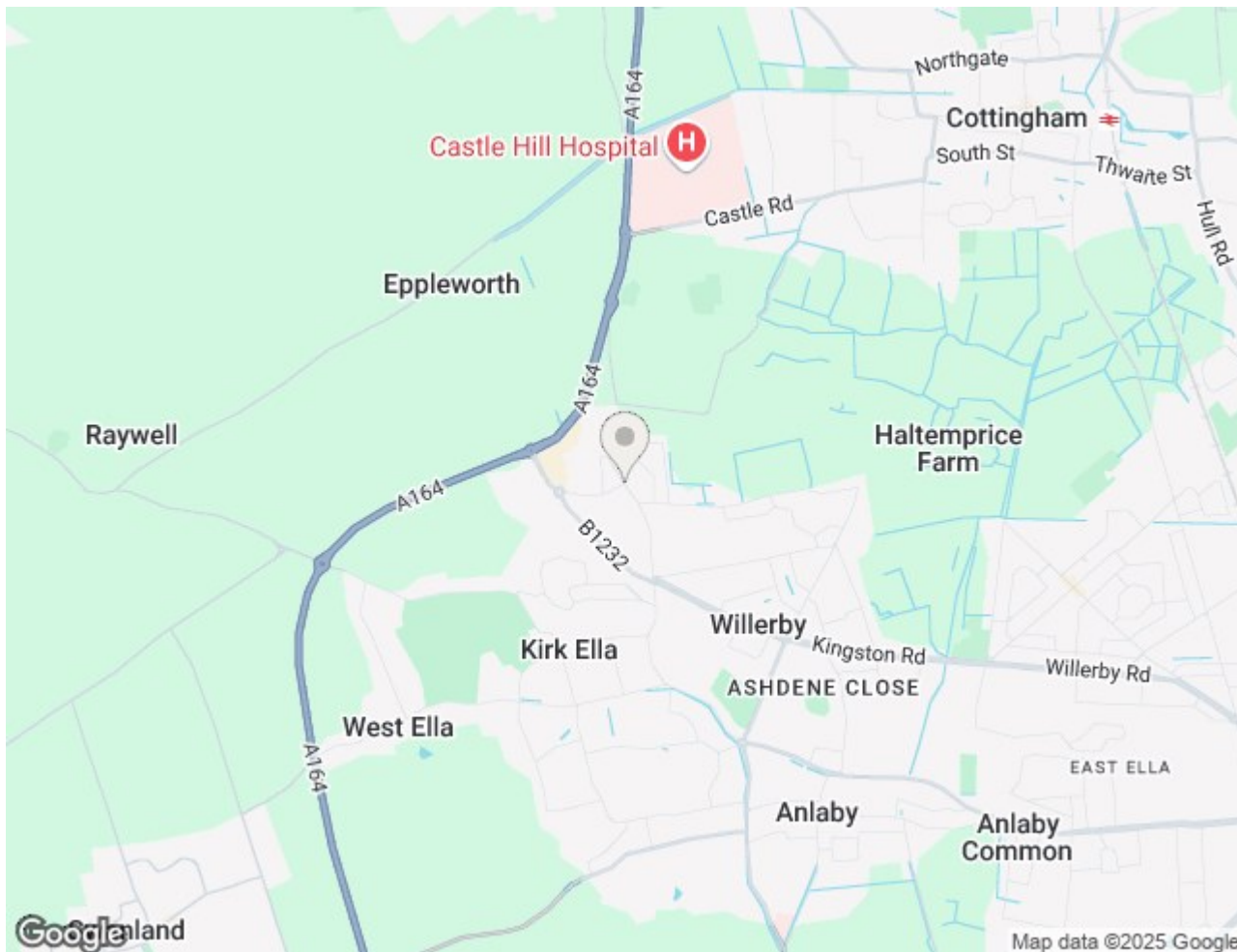
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

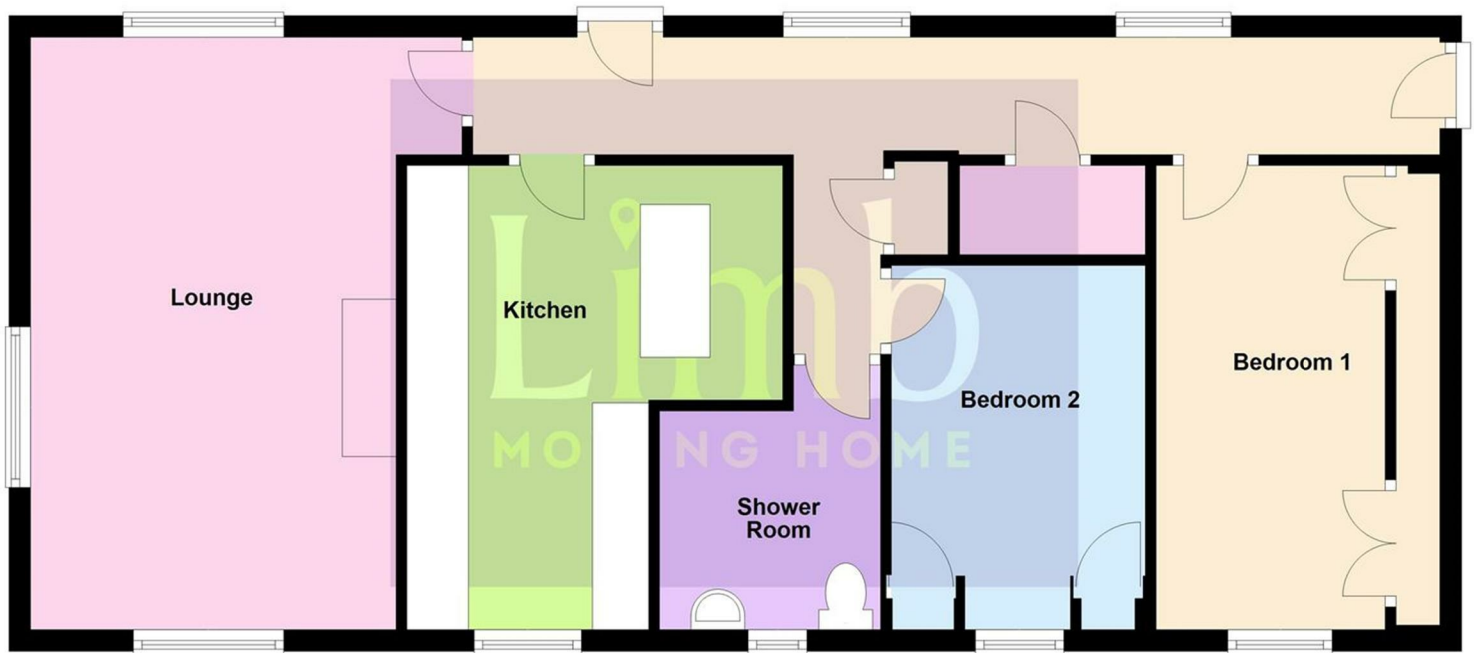
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.






## Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 sq. feet)  
**1 Willerby Hall Mews**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	