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**Limb**  
MOVING HOME



*Apartment 2, Wellingtonia House, Hellyer Close, North Ferriby, East Yorkshire,*

- 📍 Spacious Duplex Apartment
- 📍 Stylish & Modern Finish
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = E
- 📍 South Facing Aspect
- 📍 Secure Entry & Lift
- 📍 Designated Parking
- 📍 Leasehold / EPC = C

**£199,950**

## INTRODUCTION

Experience modern living at its finest in this fabulous duplex apartment, part of a sought-after, quality purpose-built development in a prime location. This impressive apartment offers exceptionally spacious three-bedroom accommodation, boasting approximately 1,300 sq ft of stylish living. Enjoy a bright and airy ambiance throughout, with principle rooms benefiting from a desirable south-facing aspect. The impressive 24ft main bedroom features a charming Juliet balcony. Convenience is key with multiple access points, including a triple-glazed door from the large living room leading directly to the rear, ideally situated for the designated parking and communal gardens. Residents benefit from secure living with an intercom/video entry system, fob entry, and a lift. This superb apartment offers a formal hallway, large living room, stylish kitchen, ground floor double bedroom with separate WC, and upstairs, two further double bedrooms including the master suite with an en-suite and a separate four-piece bathroom. With uPVC double glazing and electric heating, this is a truly exceptional property.

## LOCATION

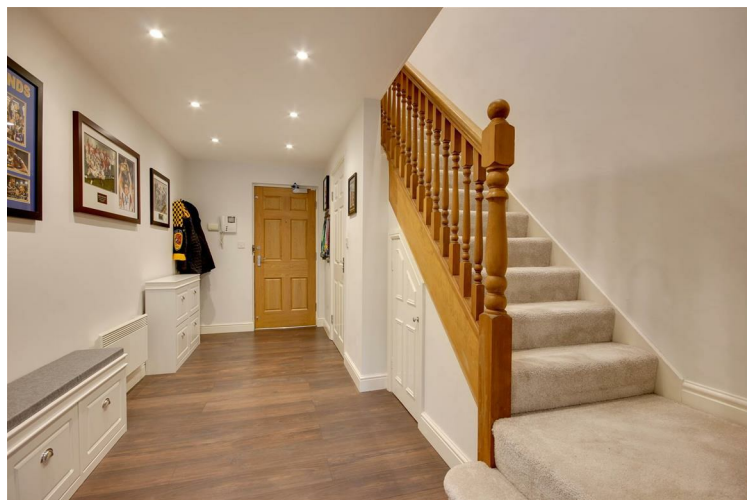
Wellingtonia House is a prestigious apartment complex situated off Hellyer Close which leads off Woodgates Lane in the desirable village of North Ferriby. The village offers a good range of local amenities including a doctor's surgery, convenience store and public house. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. The village also boasts a railway station and there is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west.

## COMMUNAL ENTRANCE

With an automated door operated by a fob, to the communal hallway, access is available to the stairs or the communal lift which leads to all levels.

## ENTRANCE HALL

A spacious hallway with feature flooring, understairs cupboard, intercom point, and recessed downlighters with a staircase leading to the upper floor.



## CLOAKS/W.C.

With low level WC and pedestal wash hand basin, feature flooring, recessed downlighters and extractor fan.



## KITCHEN

15'7" x 11'1" approx (4.75m x 3.38m approx)

Having a range of stylish fitted units with contrasting worktops incorporating a sink and drainer with mixer tap, double oven, four ring hob with filter hood above, fridge/freezer, dishwasher and washing machine. There is a breakfast bar, feature flooring and opening through to the lounge.



## LOUNGE

19'1" x 11'1" approx (5.82m x 3.38m approx)

With high level TV point, recessed downlighters, feature radiator and feature flooring. To the south is a triple glazed door flanked by triple glazed windows which opens out to the gardens and parking area.



## BEDROOM 3

12'5" x 9'5" approx (3.78m x 2.87m approx)  
Window to the south elevation.



## FIRST FLOOR LANDING

With entrance door to communal areas, intercom point, a large storage cupboard, a tank cupboard and recessed downlighters.



## BEDROOM 1

20'2" x 11'5" approx (6.15m x 3.48m approx)

With recessed downlighters, feature flooring and a Juliet-style balcony looking to the south, complete with central window flanked by two opening doors.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a large corner shower enclosure with multi-jet shower system including a rain head shower, hand held shower, low flush W.C. and wash hand basin. Tiled floor and walls, recessed downlighters and heated towel rail.





## BEDROOM 2

12'9" x 9'5" approx (3.89m x 2.87m approx)  
Window to the south elevation.



## BATHROOM

With modern suite comprising low flush W.C., pedestal wash hand basin, panelled bath, shower enclosure, fully tiled walls, heated towel rail, extractor fan, recessed downlighters and tiled floor.



## OUTSIDE

The property forms part of an exclusive purpose built complex set in communal grounds with a variety of mature trees and lawn garden areas. The apartment has its own allocated parking space and there is provision for additional visitors parking in the main car park.

## HEATING

Heating - electric heating to radiators in most rooms with wall mounted electric heaters in the hallway, landing and kitchen.

## GLAZING

uPVC framed double glazing with uPVC triple glazed windows and door in the lounge.

## TENURE

We understand the Tenure of the property to be Leasehold held on a 999 year lease established in 2003.

## GROUND RENT

The Ground Rent is currently £100 per annum.

## SERVICE CHARGE

There is a service charge of approximately £185 per month to cover buildings insurance, gardening, maintenance and communal areas/electrics of the building.

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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

## AGENTS NOTE

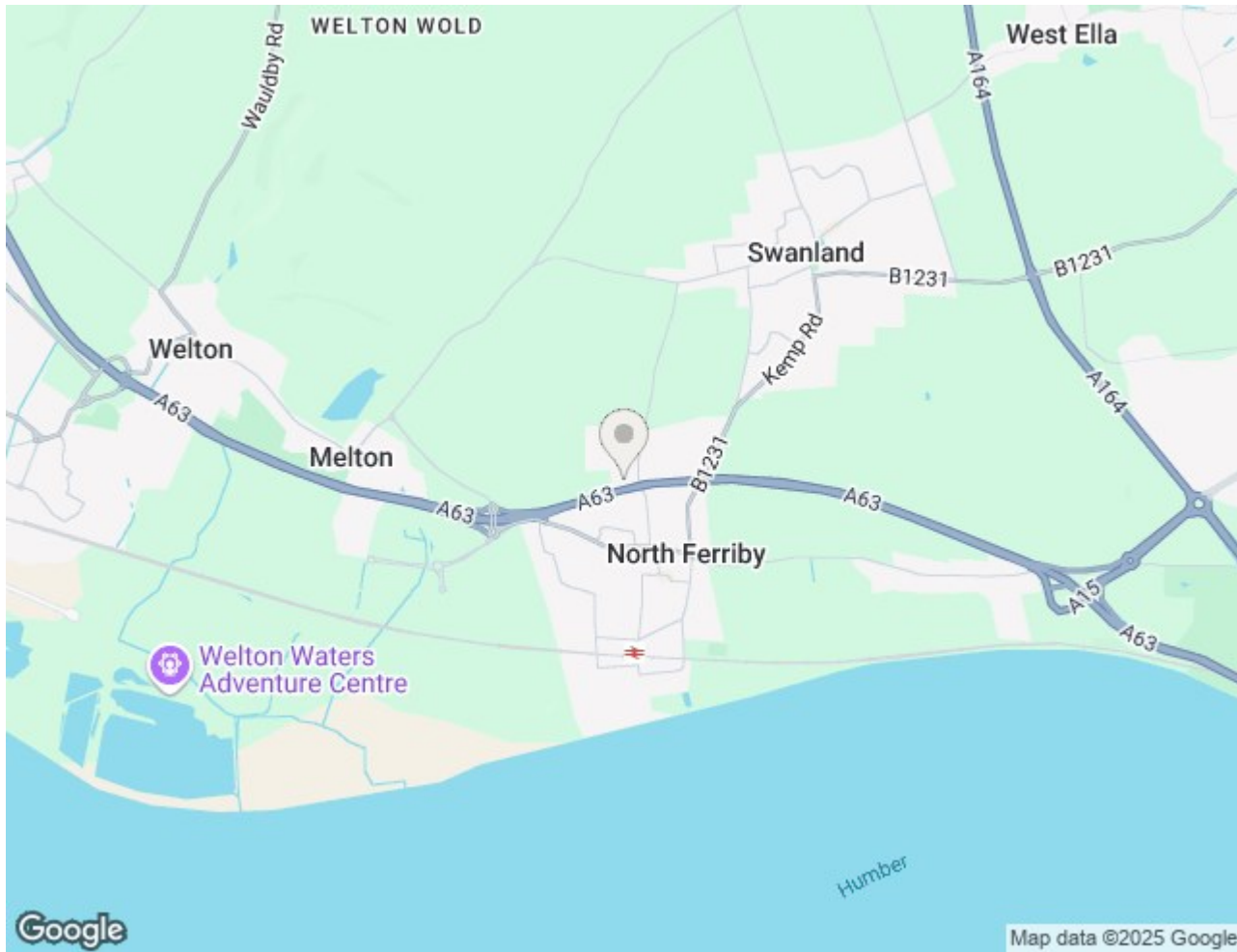
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

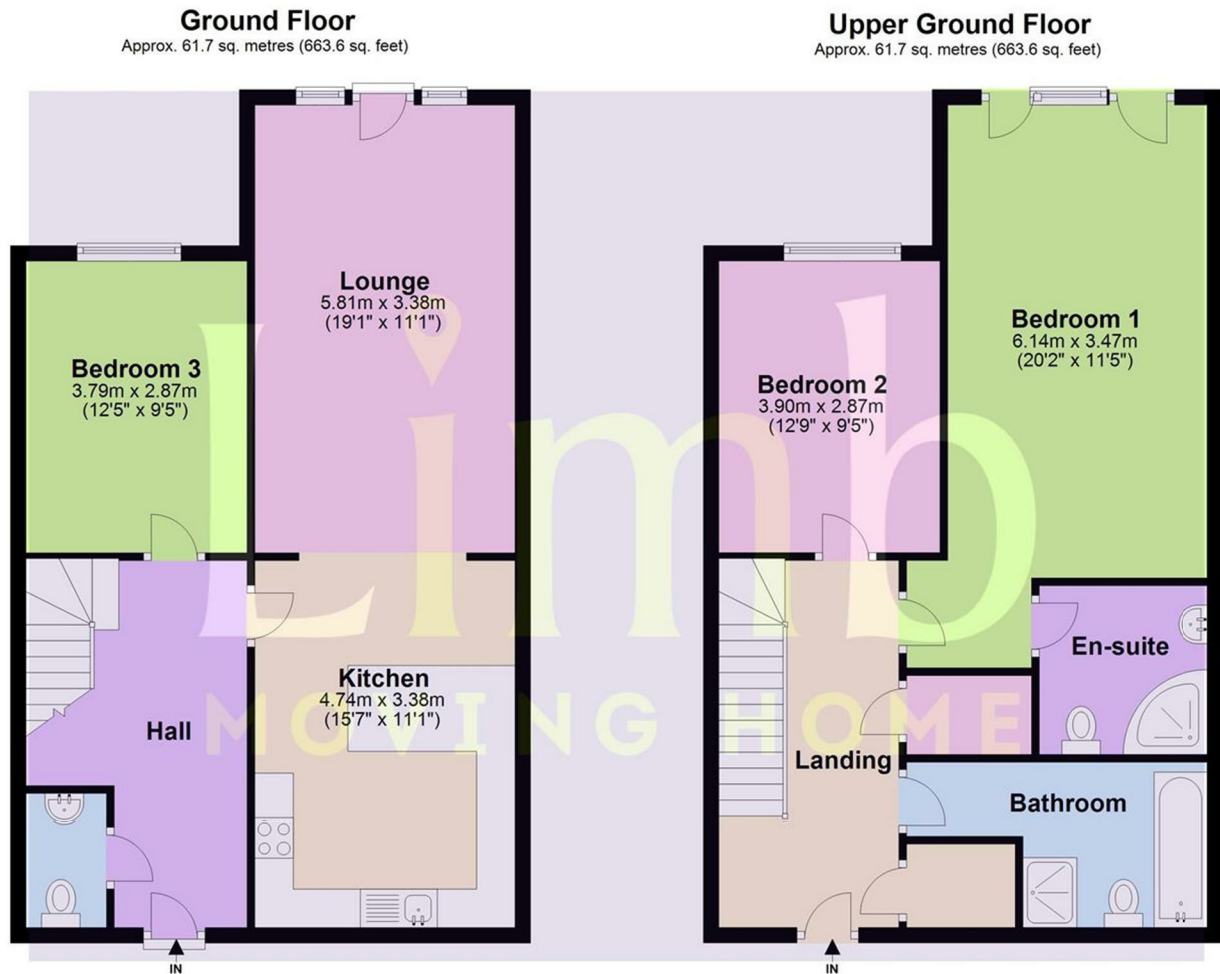
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.








Total area: approx. 123.3 sq. metres (1327.3 sq. feet)  
**2 Wellingtonia House**

## Energy Efficiency Rating

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