

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



*16 St. Georges Court, Willerby, East Yorkshire, HU10 6FN*

- 📍 First Floor Apartment
- 📍 Well Presented Accom.
- 📍 Spacious Lounge/Diner
- 📍 Council Tax Band = D
- 📍 Modern Kitchen
- 📍 Two Bedrooms
- 📍 Garage
- 📍 Leashold / EPC = C

**£179,950**

## INTRODUCTION

An excellent opportunity to acquire a well-presented two-bedroom first floor apartment, complete with its own garage. Located within a desirable courtyard setting around a communal green, the accommodation briefly comprises an entrance hall (with garage access) leading to the first floor. Here you will find a spacious lounge/diner with 'Juliet' balcony, a modern fitted kitchen with appliances, two bedrooms, and a modern bathroom. Offered with no onward chain, this property is ideal for both first-time buyers and investors.

## LOCATION

The property forms part of a stunning residential development of St Georges Court, situated off Great Gutter Lane East which is within close proximity of Willerby Square. The surrounding area offers an excellent range of shops and amenities including nearby Willerby shopping park which is only a short distance away. Good schooling is also provided and Haltemprice sports centre is easily accessible. Convenient access is available to Hull City Centre, Beverley, Cottingham, the Humber bridge, and the A63/M62 motorway network.

## ACCOMODATION

Private residential entrance door to:

### ENTRANCE HALL

5'1" x 4'10" approx (1.55m x 1.47m approx)

With access to garage and stairs to first floor.

### FIRST FLOOR

### LANDING

With windows to rear and side elevation.

### LOUNGE/DINING ROOM

17'8" x 12'6" approx (5.38m x 3.81m approx)

With double doors opening onto Juliet balcony to the front elevation and walk-in storage cupboard to corner. The space provides ample room for both living and dining spaces, and provides an opening into:



## KITCHEN

7'9" x 8'0" approx (2.36m x 2.44m approx)

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer, integrated appliances including an oven, four ring gas hob with filter above, dishwasher, washing machine and fridge/freezer. Tiling to floor, window to front.



## BEDROOM 1

11'4" x 9'7" approx (3.45m x 2.92m approx)

Window to the front elevation.



## BEDROOM 2

7'10" x 7'8" approx (2.39m x 2.34m approx)

Window to side elevation.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C., tiling to walls and floor.



## OUTSIDE / GARAGE

The property is situated within a delightful courtyard with communal green area.



## SERVICE CHARGES

The ground rent is £40.02PCM. The service charges are included within this.

## TENURE

Leasehold - The lease term is 125 years dated from April 2011.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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

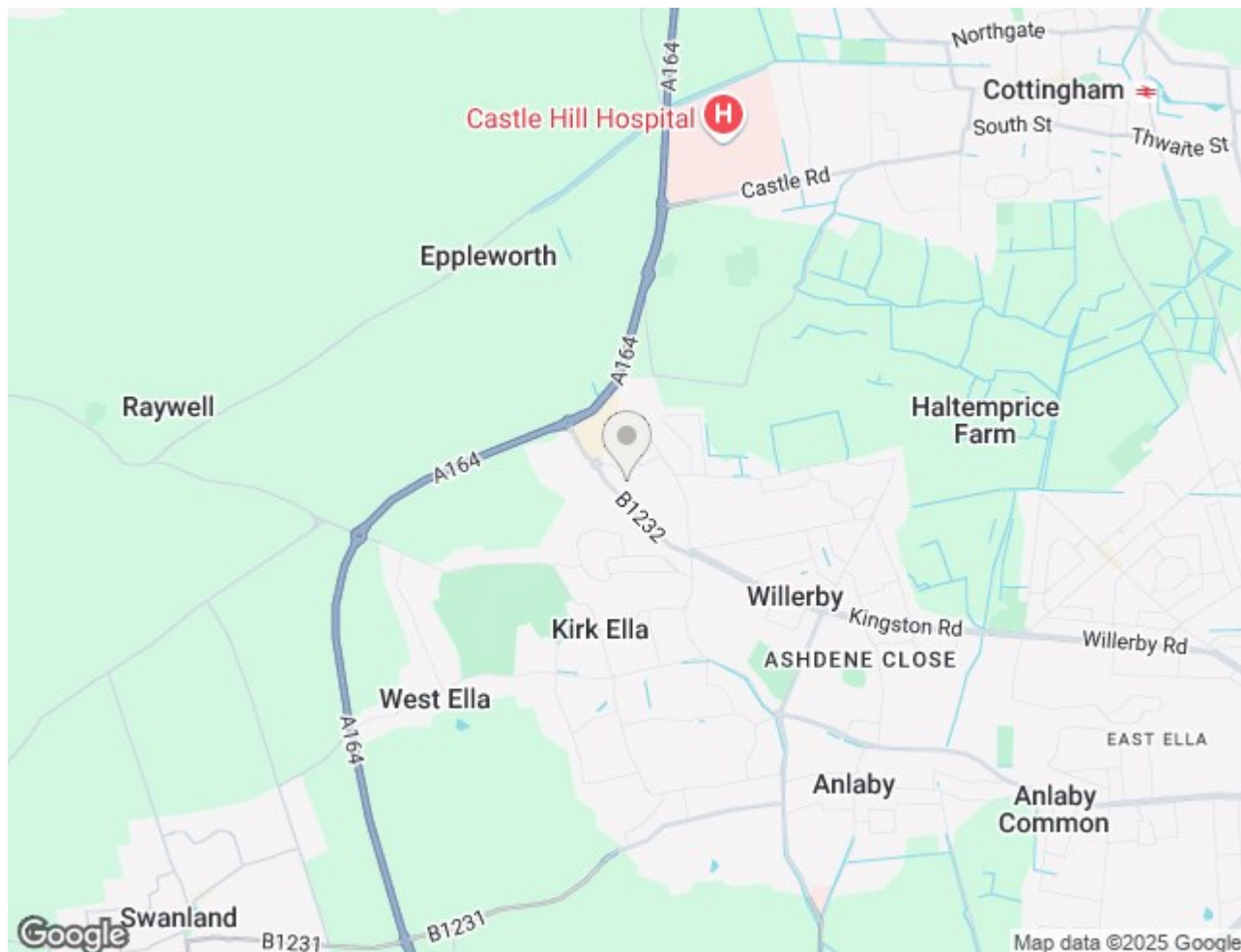
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

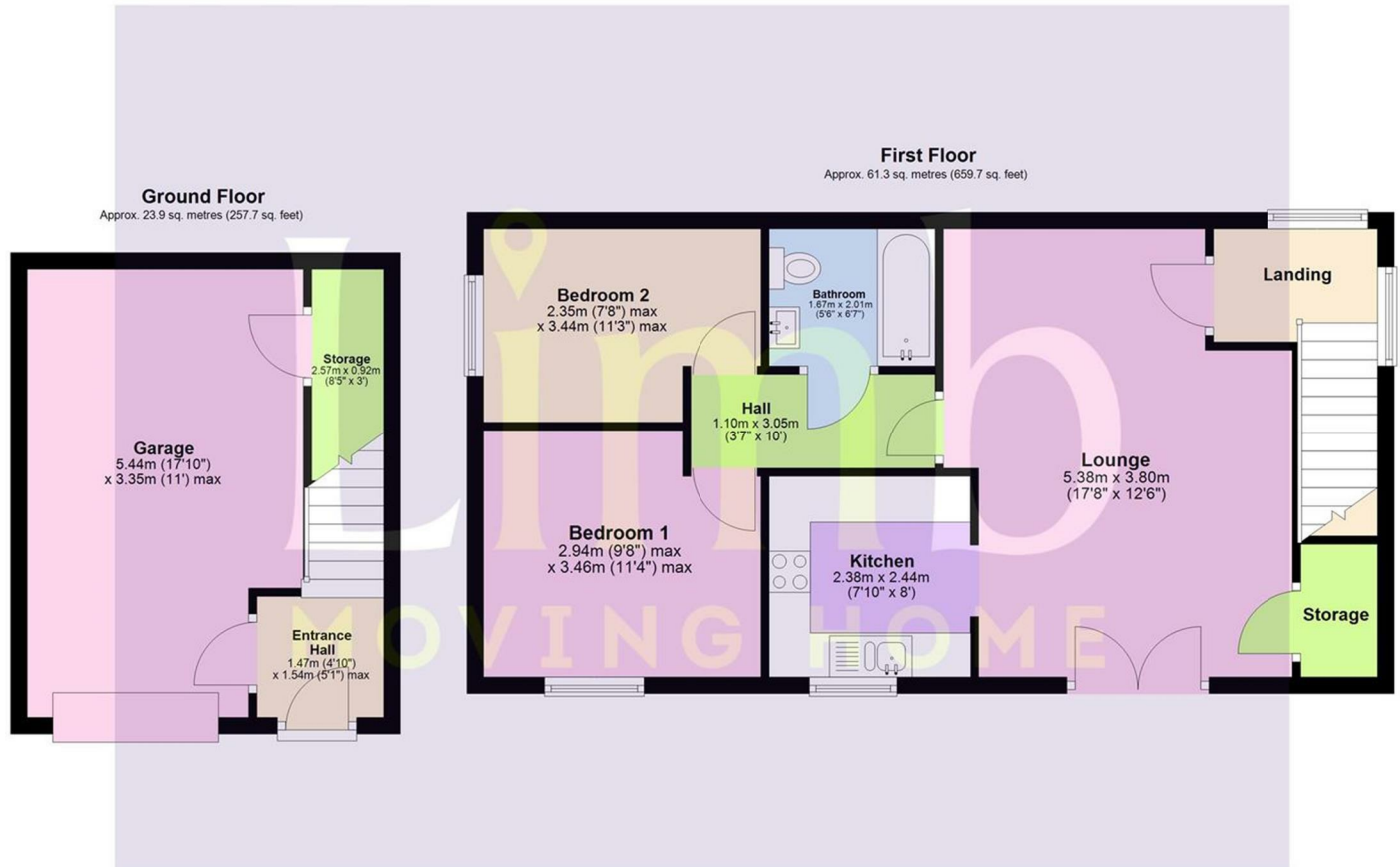
## PHOTOGRAPH DISCLAIMER

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. 85.2 sq. metres (917.4 sq. feet)  
16 St Georges Court, Willerby

## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   | 75                      | 76                                                                                |
| (55-68) D                                   |                         |                                                                                   |
| (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 |  |