

Whitakers

Estate Agents



35 Wentworth Close, Willerby, HU10 6NL

£120,000

*** £5,000 ALLOWANCE TOWARDS DEPOSIT ***

Recently redecorated and re-carpeted throughout, this purpose-built ground floor apartment forms part of a small development of similar properties situated at the head of the cul-de-sac on Wentworth Close in Willerby.

The main features include: private entrance hall, accessed via a communal entrance hall, twin aspect lounge, fitted kitchen, two double size bedrooms and a three piece fitted shower room. There is also a single garage included.

There are communal gardens which are predominantly laid to lawn and lie to the rear of the apartments and ample parking provision.

Taken together, the accommodation suits all types of buyer ranging from the first time buyer seeking to make their initial step onto the property ladder, to those seeking to make the affordable transition from a multi storey property to a home which is based on the ground level or the investor searching for a property they can add value to and/or market for rental.

Viewing at the earliest convenience is recommended to avoid disappointment.

The Accommodation Comprises

Front External

Communal Entrance Hall

An external entrance door leads into the communal entrance hall.

Private Entrance Hall

An inner entrance door leads from the communal entrance hall into the private entrance hall. Having two separate built-in storage / cloaks cupboards, a central heating radiator and coving to the ceiling.

Through Lounge Dining Room 20'5" x 10'11" (6.23m x 3.33m)

The focal point of the room being the feature fireplace with an 'Adam' style surround, marble effect back and hearth with inset electric fire. There is coving to the ceiling, two central heating radiators, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors with matching side lights to the front elevation.

Lounge Area



Dining Area

Kitchen 11'11" x 7'4" (3.64m x 2.26m)



Being fitted with a range of units in white comprising: wall mounted eye-level units, corner

shelving units, drawers and base units with a complementary fitted marble effect roll-top worksurface over which incorporates a sink and drainer unit with mixer tap. There is an integrated oven, four ring gas hob with an extractor canopy hood above, plumbing for an automatic washing machine, space for a counter fridge and separate counter freezer and a Upvc double glazed window to the rear elevation. Concealed within a tall storage cupboard is the 'Ideal Logic' boiler. There is a tiled splashback finish to the walls and a wood effect vinyl finish to the floor.

Bedroom One 10'10" x 9'7" (3.32m x 2.93m)



Having a built-in wardrobe, a central heating radiator, coving to the ceiling and a Upvc double glazed window to the front elevation.

Bedroom Two 10'10" x 9'5" (3.32m x 2.89m)

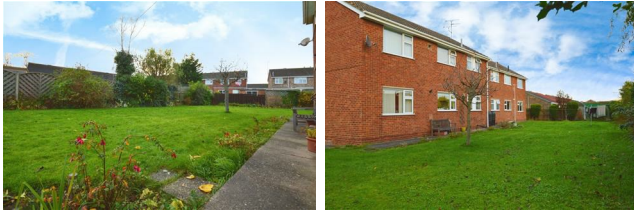


Having a built-in wardrobe, a further built-in storage cupboard, a central heating radiator, coving to the ceiling and a Upvc double glazed window to the front elevation.

Shower Room 8'9" x 5'4" (2.69m x 1.63m)

Being fitted with a three piece suite comprising: a double size shower with glazed side screen and a 'Bristan' mains shower, a pedestal wash basin and a low level W.C. suite. There are two obscured double glazed Upvc windows to the rear elevation and a central heating radiator. The walls are fully tiled.

External



The property has use of the communal gardens which are predominantly laid to lawn and lie to the rear of the apartments. There is ample parking provision. A single garage is included in the sale of this property.

Single Garage

Single garage with an up-and-over access door.

Tenure

The Tenure of this property is Leasehold.

For more information please contact our Anlaby Office on Wilson Street.

Please note - no dogs are allowed

Council Tax Band

Council tax Band 'B'.

Local Authority - East Riding of Yorkshire.

Material Information

Construction - Brick And Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

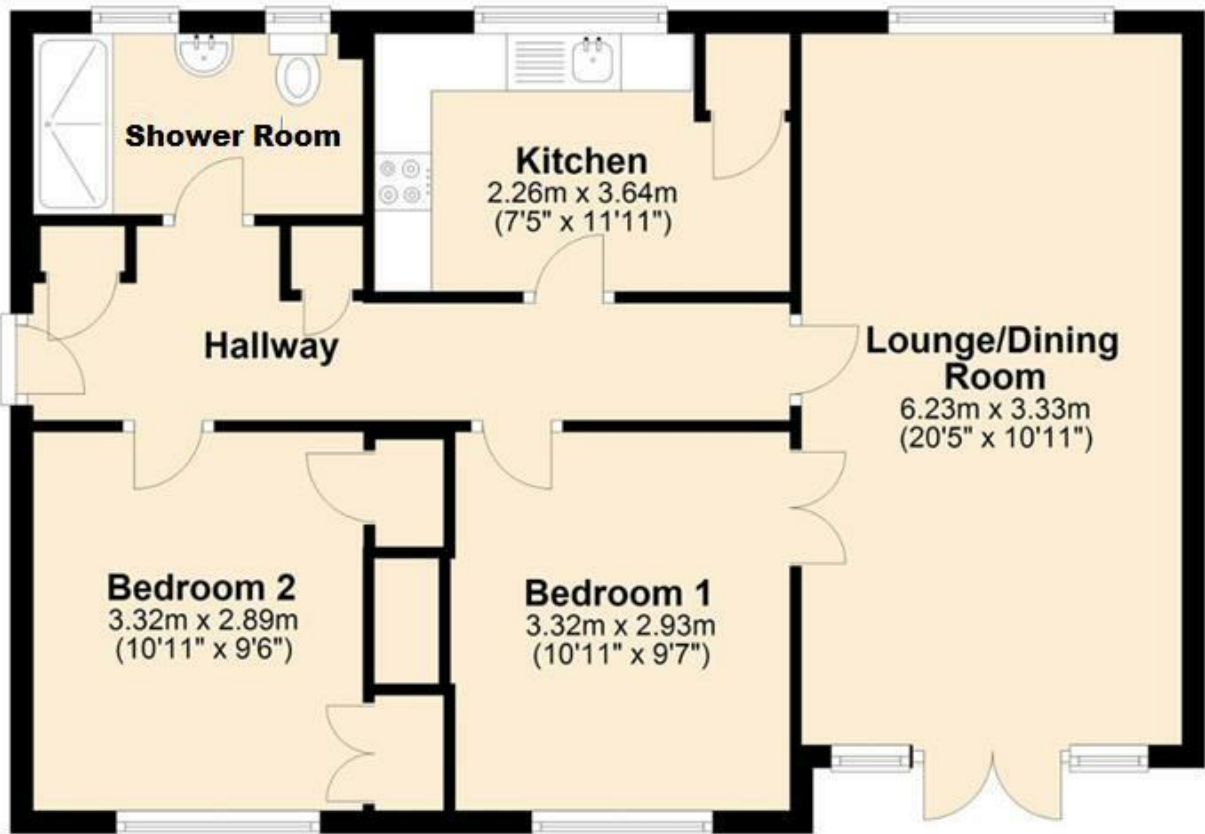
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Ground Floor

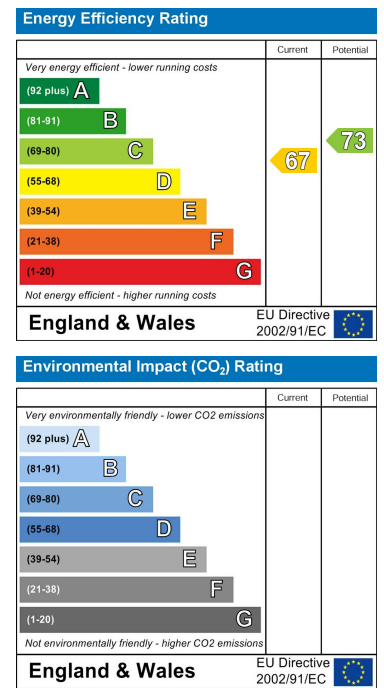


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.