



**Willow Court, Beverley HU17 7LW**

**welcome to**

## **Willow Court, Beverley**

- Ground Floor Self Contained Apartment
- To Be Sold With Existing Tenant In Situ
- Lounge With Aspect Over Gardens
- Two Double Bedrooms
- Council Tax Band A

Tenure: Leasehold EPC Rating: E

**£90,000**

**view this property online** [williamhbrown.co.uk/Property/BEV106270](http://williamhbrown.co.uk/Property/BEV106270)

This is a Leasehold property with details as follows; Term of Lease 99 years from 03 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



**Property Ref:**  
BEV106270 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **Kitchen**

6' 9" x 5' 9" ( 2.06m x 1.75m )  
With a double glazed entrance door and twin double glazed side panels. Range of base and wall units with worksurfacing with tiled splash back and stainless steel sink, electric oven and electric hob with hood over and plumbing for an automatic washing machine.

### **Lounge**

18' 7" x 9' 9" ( 5.66m x 2.97m )  
With a double glazed picture window giving an outlook over the communal gardens. Double glazed entrance door, wall mounted electric heater, wood grain effect flooring and coved ceiling.

### **Inner Hallway Bedroom One**

9' 3" x 9' 2" plus door entrance ( 2.82m x 2.79m plus door entrance )  
With a double glazed picture window giving an aspect over the communal gardens, wall mounted electric heater and built in wardrobe.

### **Bedroom Two**

10' 9" x 6' 6" ( 3.28m x 1.98m )  
With double glazed window, wall mounted electric heater and built in cupboard.

### **Bathroom**

Double glazed window, part tiled walls, panelled bath with shower over, pedestal wash hand basin and wc.

### **Outside**

Well tended and private communal gardens.

### **Agent's Note**

The property is currently let and managed by the Lettings Department of William H Brown. Please contact the branch for further information.



**william h brown**



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



[williamhbrown.co.uk](http://williamhbrown.co.uk)