



Wentworth Close, Willerby HU10 6NL

Welcome to

Wentworth Close, Willerby

GUIDE PRICE £140,000 - £150,000

Beautiful First Floor Apartment In Willerby with - Entrance Hall, Lounge/Dining Room, Fitted Kitchen, 2 Bedrooms, Shower Room, Communal Gardens, Communal Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the side, wall light points, radiator, coving to the ceiling and loft access.

Lounge/Dining Room

With double glazed window to the rear, feature electric fire with marble effect surround, 2 radiators and double glazed french style doors with matching side screens leading to the Balcony.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, plumbing for an automatic washing machine, space for a fridge freezer, space for a tumble dryer and double glazed window to the rear.

Bedroom 1

With double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

With double glazed window to the front, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator and 2 double glazed windows to the rear.

Outside

With communal gardens, communal parking and a garage.



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Wentworth Close, Willerby

- GUIDE PRICE £140,000 - £150,000
- Stunningly Presented Throughout!
- 2 Bedroom, First Floor Apartment In Willerby
- Communal Gardens & Communal Parking
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 700.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111606



Property Ref:
WBY111606 - 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 and 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.



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