



St. Georges Court, Hull, HU10 6FN
Offers Over £260,000



Platinum Collection

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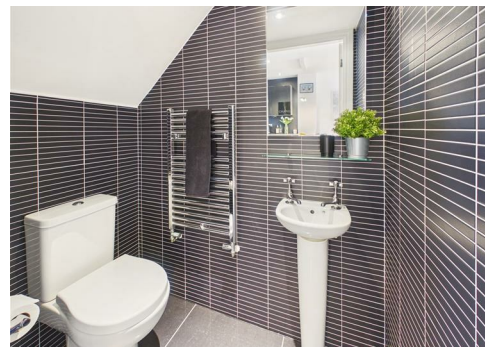
This beautifully presented modern townhouse is ideally situated in one of the area's most popular and highly sought-after locations, offering both convenience and contemporary living. The ground floor features an impressive open-plan layout, thoughtfully designed to create an elegant and stylish living and dining space, seamlessly flowing into a sleek, contemporary kitchen, perfect for both everyday living and entertaining. Upstairs, the property continues to impress with generously sized bedrooms, including a luxurious master suite complete with a dedicated dressing area and a private en-suite. Externally, the home benefits from a well-maintained, landscaped rear garden, providing a peaceful outdoor retreat, along with the added convenience of off-street parking.



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Key Features

- Modern Townhouse
- Elegantly Styled
- Open Plan Living Space
- Immaculately Presented Throughout
- High Specification
- Fabulous Master Bedroom suite
- Westerly Facing Landscaped Rear Garden
- Off-Street Parking
- Desirable Location
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
EU Directive 2002/91/EC		

WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

KITCHEN

With a comprehensive range of black gloss wall and base units. laminated work surfaces and a breakfast bar. Integrated appliances include an undercounter Fridge, undercounter Freezer, Automatic Dishwasher, Automatic Washing Machine, Induction Hob, Electric Oven and an Extractor. Further benefitting from under-counter lighting, recessed spotlights, tiled flooring and a window to the front elevation.

LIVING AREA

A beautifully presented, generous living space with herringbone style flooring, acoustic wall panelling, recessed spotlights and open to both the dining area and kitchen.

DINING AREA

A newly erected extension which is flooded with natural light and offers a versatile space currently utilised as a dining area with herringbone style flooring, acoustic wall panelling, 2 vertical radiators, a sky light, recessed spotlights, large window to the side elevation and French doors to the rear overlooking the garden.

WC

With low flush WC and a wash hand basin. Tiled flooring and walls, heated towel rail and recessed spotlight.

FIRST FLOOR;

BEDROOM 2

A bedroom of double proportions with laminate wood flooring and two windows to the rear elevation.

BEDROOM 3

A generous bedroom with window to the front elevation.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail and recessed spotlights.

SECOND FLOOR;

BEDROOM 1

A superb master bedroom suite with feature wall panelling, wall lights, window to the front elevation and access to the dressing area and en-suite.

DRESSING AREA

A handy addition to the master bedroom with ample space for wardrobes and storage units, further benefitting from a Velux window.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a shower enclosure, a WC and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights and a Velux window.

EXTERNAL;

FRONT

A brick-set driveway providing off-street parking.

REAR

Superbly landscaped, westerly facing rear garden with artificially turfed lawn, timber fencing, raised sleeper beds and a pea gravel border.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. / Leasehold. This should be clarified by your legal representative.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO

OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







Approximate total area⁽¹⁾
981 ft²

Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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