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Limb
MOVING HOME

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

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

£174,950

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 ooven, 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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

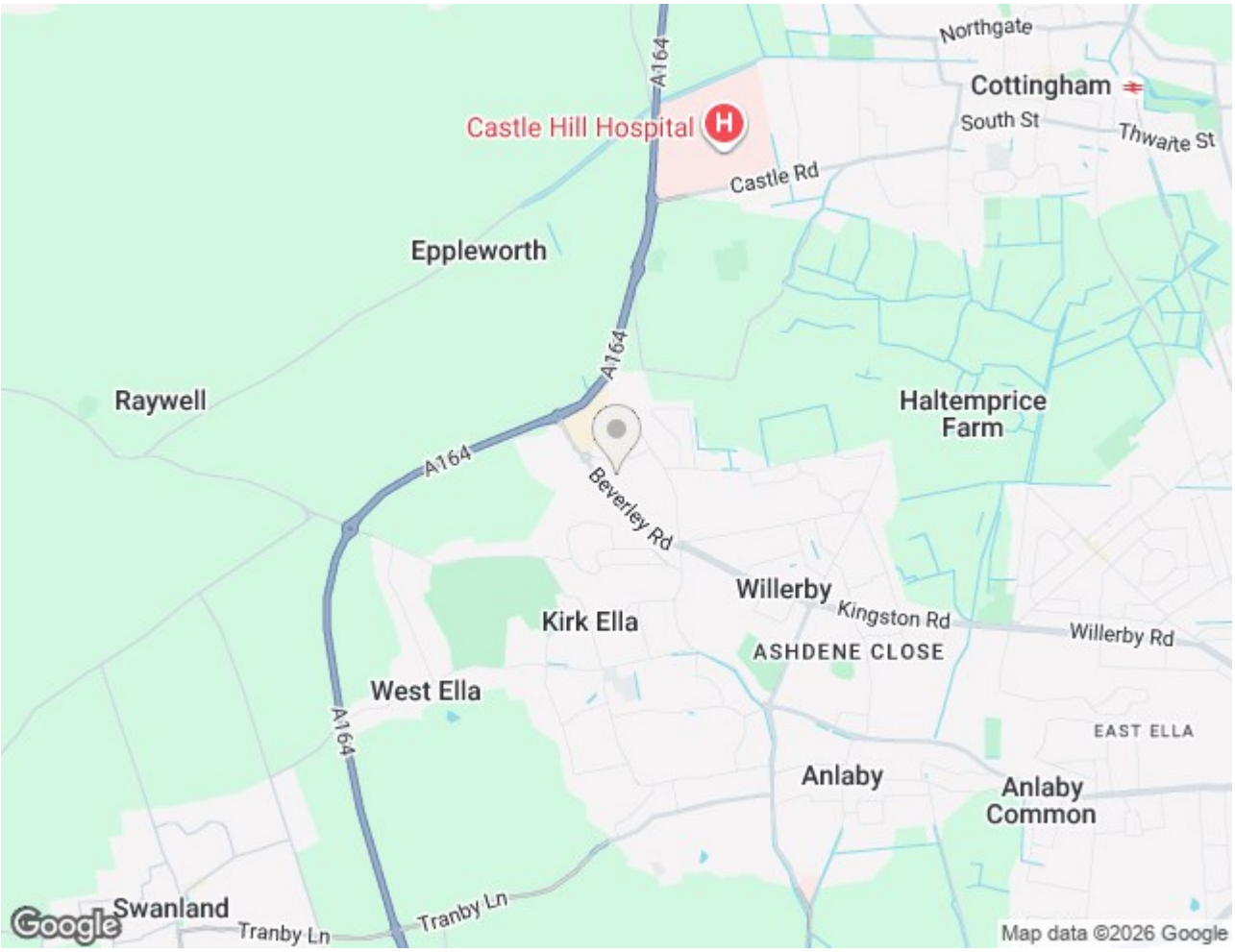
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.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South St
Thwaite St
Castle Hill Hospital
Castle Rd
A164
Eppleworth
Raywell
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
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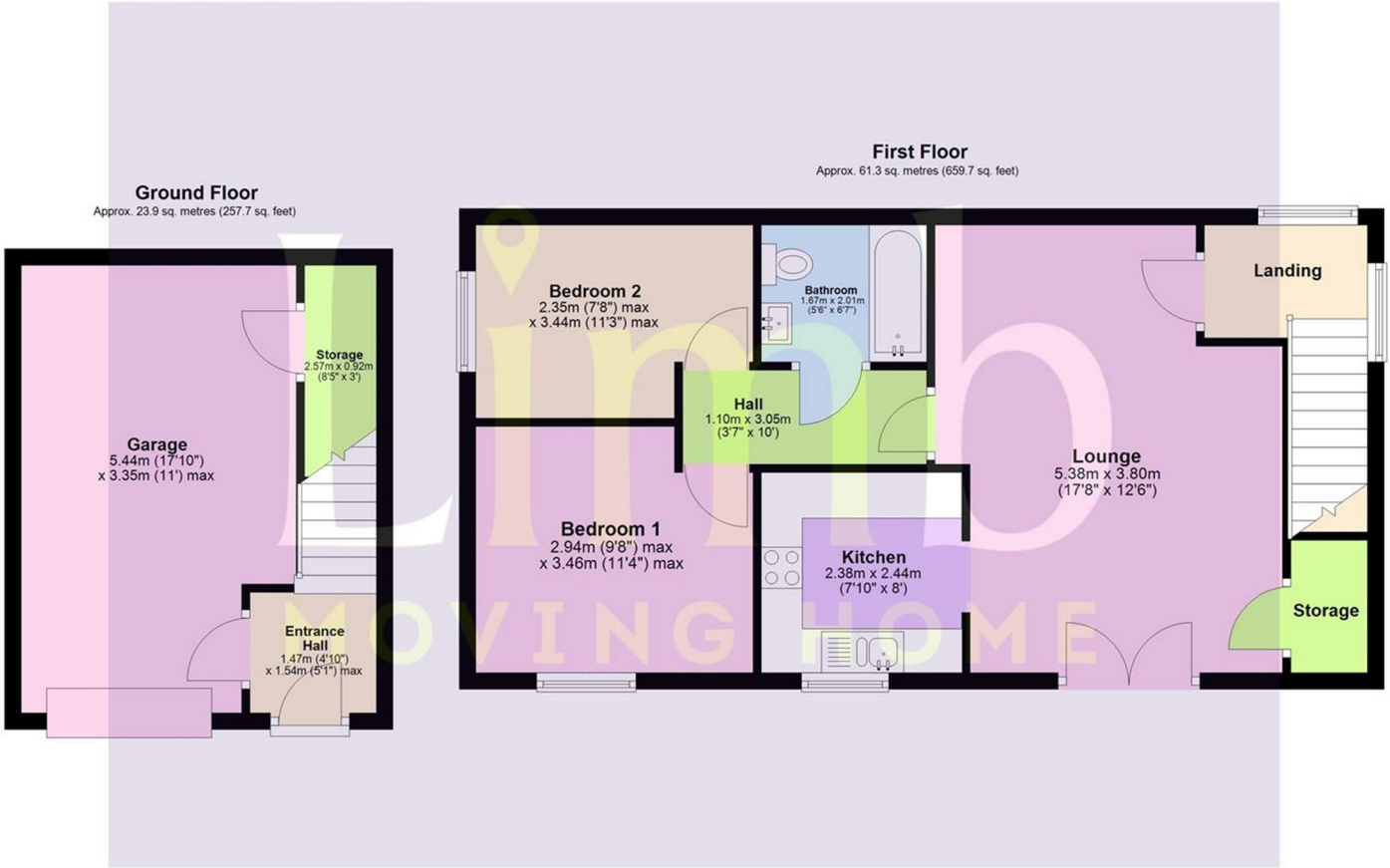
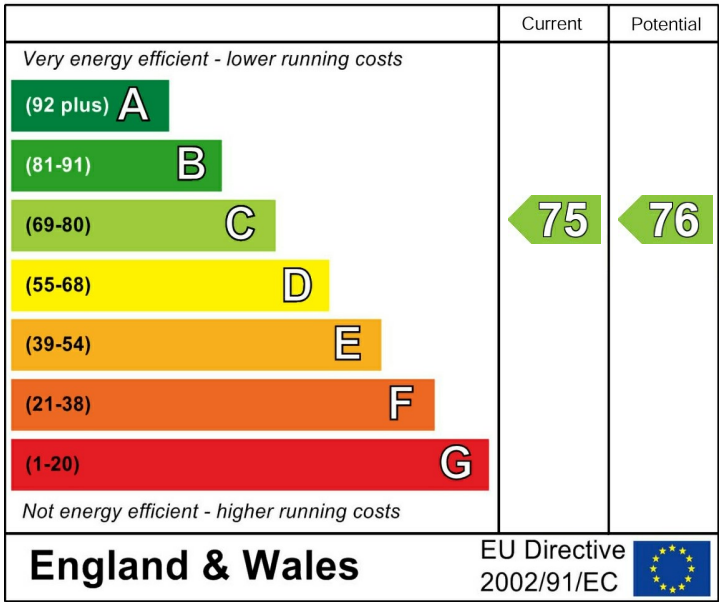
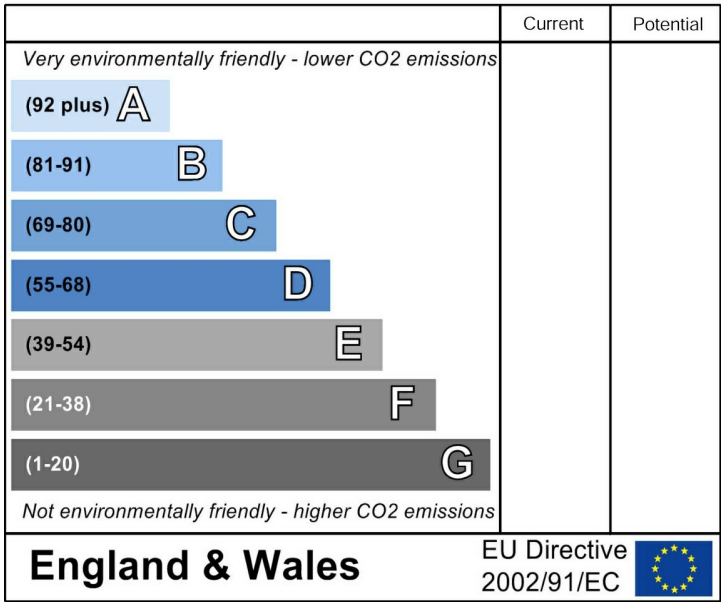


Total area: approx. 85.2 sq. metres (917.4 sq. feet)

16 St Georges Court, Willerby

Energy Efficiency Rating



Environmental Impact (CO_2) Rating