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**Limb**  
MOVING HOME



*5 St. Georges Court, Willerby, East Yorkshire, HU10 6FN*

- 📍 Mews House
- 📍 Open Plan Living
- 📍 2 Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Courtyard Setting
- 📍 Rear Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = C

**£204,995**

## *INTRODUCTION*

This well-presented mews house offers a delightful blend of modern living and a charming setting. Situated within a courtyard centered around a communal green, the property features a welcoming entrance hallway that flows seamlessly into a spacious open-plan lounge and modern kitchen, creating a light and airy living space. A convenient cloakroom/W.C. is also located on the ground floor. Upstairs, you'll find two double bedrooms and a well-appointed bathroom. Outside, the property benefits from parking to the front and a lawned garden with a patio to the rear, perfect for relaxation and outdoor enjoyment.



## *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.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALLWAY*

Open plan in style through to the lounge and kitchen.

### *CLOAKS/W.C.*

With low flush W.C., wash hand basin, tiling to walls and floor, window to front.

## OPEN PLAN LIVING



## LOUNGE

12'11" x 12'9" approx (3.94m x 3.89m approx)  
With French doors leading out to the rear garden.



## KITCHEN

12'10" x 5'9" approx (3.91m x 1.75m approx)  
Separated from the lounge by a breakfast bar and having a range of modern base and wall units with laminate worktops, sink and drainer, oven and hob with filter hood above, microwave, dishwasher, fridge and freezer. There is plumbing for a washing machine. Window to front.



## FIRST FLOOR

## LANDING

### BEDROOM 1

12'11" x 9'9" approx (3.94m x 2.97m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 2

12'11" x 8'11" approx (3.94m x 2.72m approx)  
With fitted wardrobes, large storage cupboard and window to front overlooking the courtyard.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and floor, extractor fan and inset spot lights.

## OUTSIDE

Enjoying a courtyard setting with parking to the front. The rear garden is lawned with a patio area and fencing to the boundary.



## TENURE

Freehold

## 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. 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.

## AGENTS NOTE

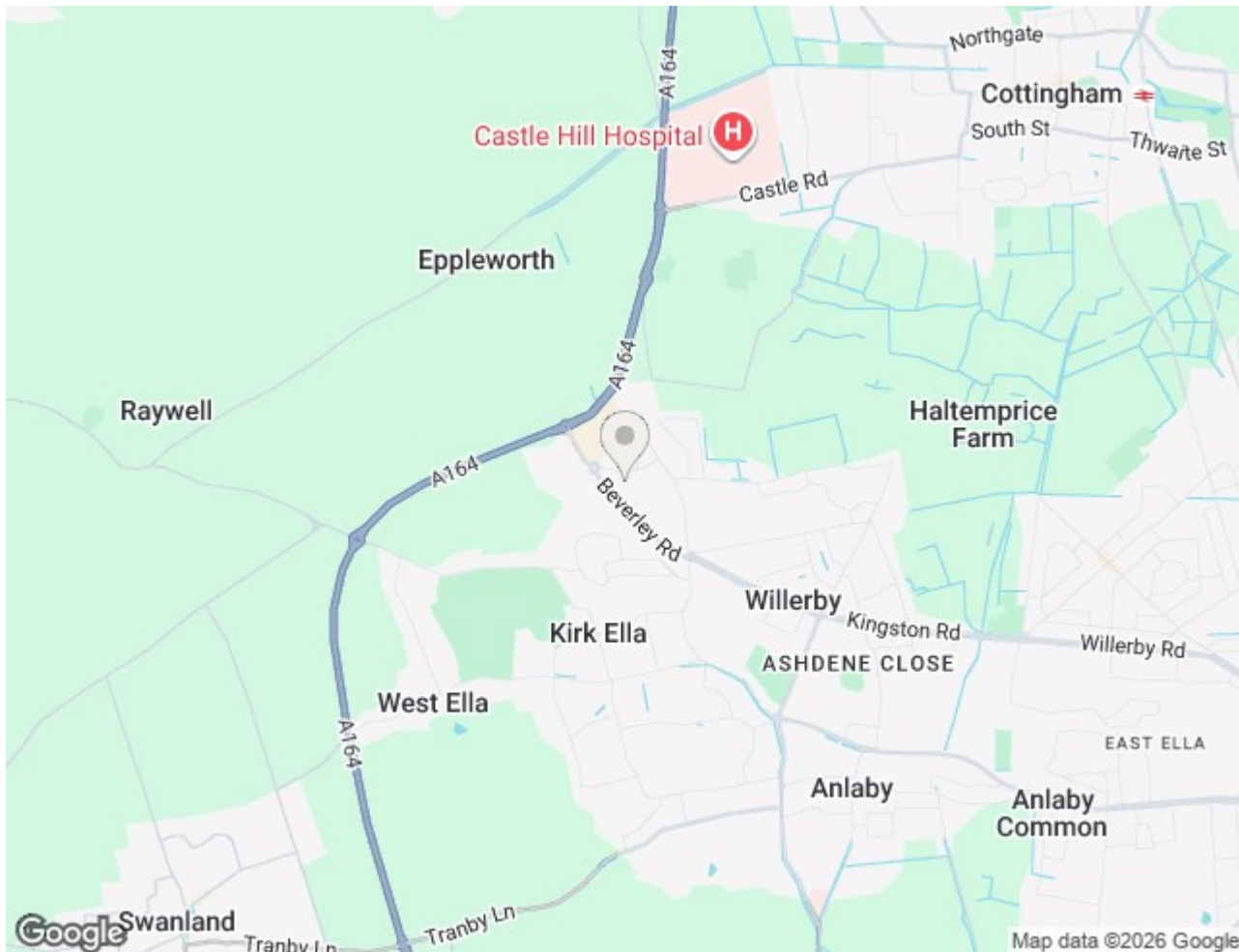
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## 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.

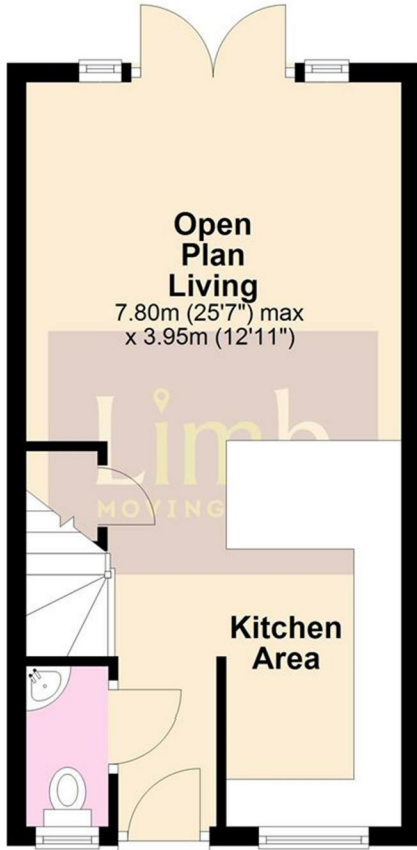
## VALUATION SERVICE

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.



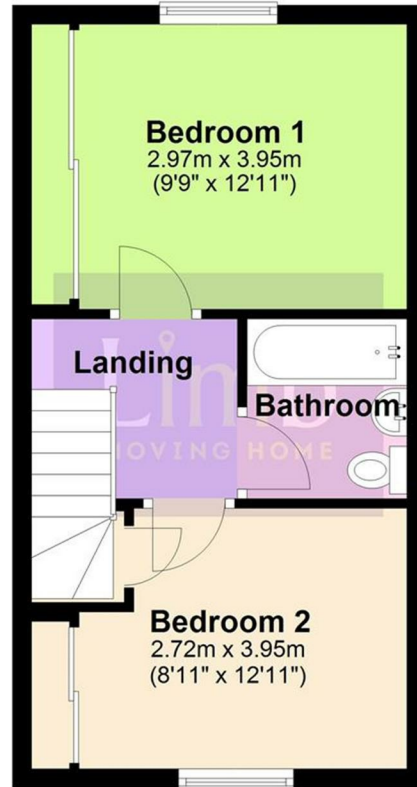
**Ground Floor**

Approx. 30.8 sq. metres (331.6 sq. feet)



**First Floor**

Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)  
**5 St Georges Court, Willerby**

