





The Property Specialists

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2 Crescent Court Main Street, Willerby HU10 6BP
£190,000

- Secure courtyard development
- Electric gates entry
- Luxury first floor apartment
- Two good sized bedrooms
- Two bathrooms
- Spacious lounge dining room
- Contemporary kitchen
- Single garage
- Council tax band
- EPC rating C

Tucked away privately off Main Street, Willerby and secured behind electric gates, we are delighted to offer to the market what can only be described as a most beautiful and spacious first floor apartment.

Enjoying uPVC double glazing and gas central heating, the property has been enhanced by the current owner to provide a superb standard of accommodation throughout, with over 700 square feet. The apartment, set in this courtyard development, benefits from having a single garage.

The property has two good sized bedrooms, one of which is fitted, two bathrooms, spacious lounge dining room and contemporary kitchen with built-in appliances.

Whichever type of property you're looking for, this apartment offers space, security and a good location. Viewing is essential.

LOCATION

Located just off Main Street, turning left before Savoy Tyres, Crescent Court is accessed via electric gates.

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 only 7.7 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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

A composite door with glazed inserts leads into the communal entrance hall with staircase leading to the apartment.

FIRST FLOOR

ENTRANCE HALL

A welcoming entrance hallway with attractive wood laminate flooring.

LOUNGE / DINING ROOM

23'8 x 12'10 (7.21m x 3.91m)
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation, along with a TV aerial point. An opening leads into:

KITCHEN

10' x 9' (3.05m x 2.74m)
An extensive range of white gloss base and wall units with worksurfaces and coordinated tiled splashbacks, newly fitted double electric oven microwave combination, gas hob with extractor, integrated washing machine, dryer and fridge freezer, sink unit with drainer and mixer tap. uPVC double glazed window to the rear elevation.

BEDROOM 1

14'9 max x 11'6 max (4.50m max x 3.51m max)
uPVC double glazed window to the front elevation. Fitted bedroom furniture including wardrobes, overhead units, dressing table, drawers and storage.

EN-SUITE SHOWER ROOM

7'5 x 4'2 (2.26m x 1.27m)
Newly fitted suite comprising independent shower cubicle, wash basin and low level WC, with extractor.

BEDROOM 2

10'1 x 8'10 max (3.07m x 2.69m max)
uPVC double glazed window to the rear elevation. Sliderobes providing hanging and storage facilities, storage cupboard housing the gas central heating boiler.

BATHROOM

8'7 x 6'1 (2.62m x 1.85m)
Three piece modern suite in white enjoys panelled bath with gravity shower over and shower screen, pedestal wash basin and low level WC, all beautifully finished with decorative tiling to walls and floor, extractor and uPVC double glazed window to the rear elevation.

OUTSIDE

The property is in a courtyard setting accessed via electric gates operated from within the apartment and via a remote key fob. There is a single garage located on the far left of the courtyard which has up & over door, power and light. The block sett courtyard provides shared outdoor space.

AGENTS NOTES

The owners of all three apartments form the management company and own the freehold. A third of the freehold will be transferred to the new owner on completion of the sale.

The lease is 999 years which commenced on 23rd June 2006. Maintenance is £40 per month which covers communal lighting, gate servicing and buildings insurance. There is no ground rent to pay and this is reviewed every 125 years.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (full details will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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