Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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# Flat 5 20 St. Georges Court, Hull HU10 6FP

**£175,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Executive second floor apartment
- Lift access
- Spacious contemporary accommodation
- Master bedroom with en-suite and Juliet balcony
- Fabulous kitchen with integrated appliances
- Open plan living
- Two double bedrooms
- Contemporary bathroom
- Great location close to Willerby Square
- EPC -rating B

An executive style second floor apartment with lift access offering light and spacious accommodation, with a lovely view over a communal square to the front. The property offers wonderful contemporary living space with a superb open plan living room linked to the kitchen space, further benefiting from master bedroom with en-suite shower room and Juliet balcony, further double bedroom and family bathroom. The apartment is located in a very popular residential locality having excellent access to Willerby Square and the extensive amenities available therein, as well as good access to Hull city centre and the main motorway network.

## LOCATION

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

Staircase and lift to all floors.

## SECOND FLOOR

## ENTRANCE HALL

Timber effect laminate floor, built-in cloaks cupboard and radiator.

## UTILITY CUPBOARD

4' x 3'8 (1.22m x 1.12m)
Fitted worktop, plumbing for automatic washing machine and radiator.

## LIVING ROOM

11'9 x 19'3 (3.58m x 5.87m)
PVCu sealed unit double glazed picture window overlooking the square and radiator.

## KITCHEN

10'3 x 7'10 (3.12m x 2.39m)
With an extensive range of cream and timber effect gloss base and eye level units with roll edge worksurface incorporating electric oven and hob with stainless steel canopy overhead. Integrated fridge and dishwasher, 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed window and downlighters.

## MASTER BEDROOM

17'9 x 11'8 (5.41m x 3.56m)
PVCu sealed unit double glazed doors to Juliet balcony, and radiator.

## EN-SUITE SHOWER ROOM

Shower in oversized cubicle, low level WC with concealed cistern and wash basin.

## BEDROOM 2

12' x 8'10 (3.66m x 2.69m)
PVCu sealed unit double glazed window and radiator.

## FAMILY BATHROOM

7'9 x 5'6 (2.36m x 1.68m)
Panelled bath with shower over, cantilevered wash basin and low level WC with concealed cistern. Tiled floor and walls, towel radiator.

## OUTSIDE

Communal gardens to the front and car parking space.

## AGENT'S NOTE

The maintenance charge is £108 per calendar month, to include buildings insurance, maintenance of communal gardens and communal areas including lift, access system service , fire alarm testing and external window cleaning.

The furniture is included in the sale.

## 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 (this 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 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

## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

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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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.