QUICK&CLARKE
The Property Specialists

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4 St. Lukes Court, Willerby HU10 6PQ

Offers Over £40,000

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

- Ground floor studio apartment
- No forward chain
- Superb investment opportunity
- Allocated parking and communal gardens
- Assured Shorthold Tenancy - tenant in situ - great yield
- Council tax band A
- EPC rating D

Located within this highly regarded residential area and brought to the market with no forward chain, we present this superb investment opportunity with a great yield. The property currently achieves £450 pcm on an Assured Shorthold Tenancy Agreement, details of which can be found within the brochure.

The apartment boasts a well-designed open plan layout which optimises the space on offer and enjoys uPVC double glazing and electric heating. The property benefits from communal gardens and parking. Viewing is highly recommended.

LOCATION

St. Lukes Court is located off Chestnut Avenue which is accessed from Kingston Road. 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

ENTRANCE HALL

A door leads into the entrance hall which has two storage cupboards.

LIVING ACCOMMODATION

20'8 x 10'5 decreasing to 7'1 (6.30m x 3.18m decreasing to 2.16m)
Open plan:

LOUNGE AREA

10'11 x 10'5 (3.33m x 3.18m)
uPVC double glazed window overlooking the communal gardens and TV aerial point.

BEDROOM AREA

9'7 x 7'1 (2.92m x 2.16m)
Divided from the living area by a glass block partition.

KITCHEN

8'10 x 4'10 (2.69m x 1.47m)
A range of shaker style maple fronted base and wall units with worksurfaces and tiled splashbacks. Electric hob with extractor over and single electric oven, sink unit with drainer, space and plumbing for washing machine and space for fridge. uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'2 x 5' (1.88m x 1.52m)
Modern three piece suite in white comprising low level WC, pedestal wash basin and independent shower cubicle, extractor and partially tiled walls.

EXTERNAL

The communal gardens are maintained under the maintenance agreement and there is an allocated car parking space identified by the apartment number. There is also a bay for visitor parking.

AGENTS NOTES

Ground Rent: £200 per annum. Service Charge: £674 per annum. This includes water charges, buildings insurance and communal maintenance including gardens and car park.

Tenancy Details: Current rent £450 pcm. Assured Shorthold Tenancy - start date April 2023. Tenant info - working tenant with no issues reported in their statement of account.

SERVICES

Mains water, drainage and electric are available or connected to the property.

HEATING

The property has electric heating.

DOUBLE GLAZING

The property has uPVC double glazing.

TENURE

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

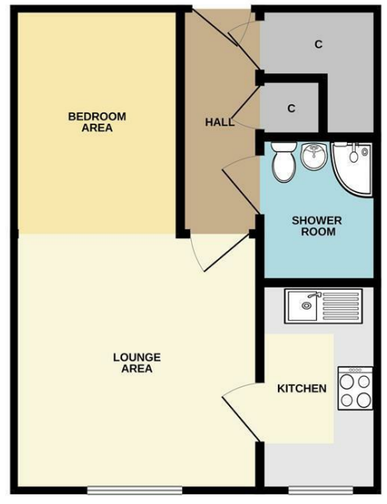
VIEWING

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 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

GROUND 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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