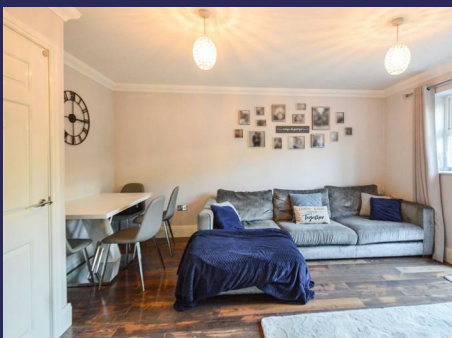


Whitakers

Estate Agents



11 St. Georges Court, Hull, HU10 6FN

Offers Over £190,000

Attractive and well presented modern Townhouse style property situated in a pleasant court overlooking an enclosed communal green area.

Situated in the Village of Willerby in close proximity to an abundance of local shopping and recreational facilities, and schooling together with excellent transportation links.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., fitted kitchen, and lounge to the ground floor with two double size bedrooms and a well appointed shower room to the first floor.

There is off street parking provision to the front of the property and an enclosed garden to the rear.

The property benefits from having Upvc double glazing and gas fired central heating.

Council Tax Band 'B'.

Description

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The Accommodation Comprises

Front External



Ground Floor

Entrance Hall

An external composite entrance door with two obscured double glazed panel inserts leads into the entrance hall. Having a dark wood effect laminate finish to the floor, a central heating radiator and coving to the ceiling.

Cloakroom / W.C.



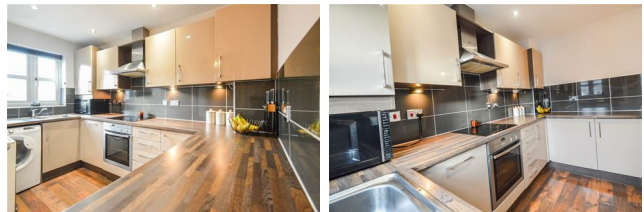
Being fitted with a two piece suite in white

comprising: a pedestal wash hand basin with mixer tap over and a low level W.C. suite with push flush. The walls and floor are fully tiled, there is a heated ladder style radiator in chrome, a wall mounted consumer unit, recessed spotlighting to the ceiling and an obscured Upvc double glazed window to the front elevation.

Inner Hallway

The inner hallway is open plan into the fitted kitchen and is where a flight of stairs lead to the first floor accommodation, beneath which there is a built-in understairs storage cupboard.

Fitted Kitchen 10'9" x 5'8" (3.30m x 1.74m)



Being fitted with a range of units in high gloss finish in cream with steel effect fittings comprising: wall mounted eye-level units with concealed underlighting, drawers and base units with a complementary fitted 'Butcher's Block' style wood effect worksurface over incorporating a stainless steel single sink and drainer unit with mixer tap over. There is an integrated 'Neff' electric oven, and 'Neff' halogen hob with a 'Neff' stainless steel extractor canopy hood above, an integrated dishwasher, integrated counter fridge and separate counter freezer, plumbing for an automatic washing machine, a central heating radiator, a Upvc double glazed window to the front elevation and concealed within a wall mounted unit is the 'Ideal' boiler. There is a dark wood effect laminate finish to the floor, a tiled splashback finish to the walls and recessed spotlighting to the ceiling.

Lounge 14'4" (maximum) x 12'11" (4.39m (maximum) x 3.94m)



Having a dark wood effect laminate finish to the floor, coving to the ceiling, a central heating radiator and Upvc double glazed 'French' doors, with matching side lights, leading onto the rear garden.

First Floor Accommodation

Landing

Having a central heating radiator and coving to the ceiling.

Principle Bedroom 12'10" x 9'8" (3.93m x 2.96m)



Having a central heating radiator, coving to the ceiling and a Upvc double glazed window to the rear elevation.

Bedroom Two 10'6" (to front of free standing wardribe) x 8'11 (3.21m (to front of free standing wardribe) x 2.74)



Having a central heating radiator, coving and a loft hatch access to the ceiling, a Upvc double glazed window to the front elevation and a built-in storage cupboard.

Shower Room



Being fitted with a three piece suite in white comprising: shower cubicle with 'Aqualisa' shower over, a vanity wash basin with mixer tap

and fitted drawers beneath and a low level W.C. suite with push flush. The walls and floor are fully tiled. There is a ladder style radiator in graphite, and recessed spotlighting and an extractor fan fitting to the ceiling.

External



To the front of the property there is brick block set paving providing off street parking. To the rear of the property there is an enclosed garden which is predominantly laid to lawn with a paved patio seating area, a raised border, an outside cold water tap and external electric socket and having timber fencing to the boundaries.

Parking

Off street parking provision for one vehicle to the front of the property laid to brick block set paving.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'B'.

Local Authority - East Riding of Yorkshire.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

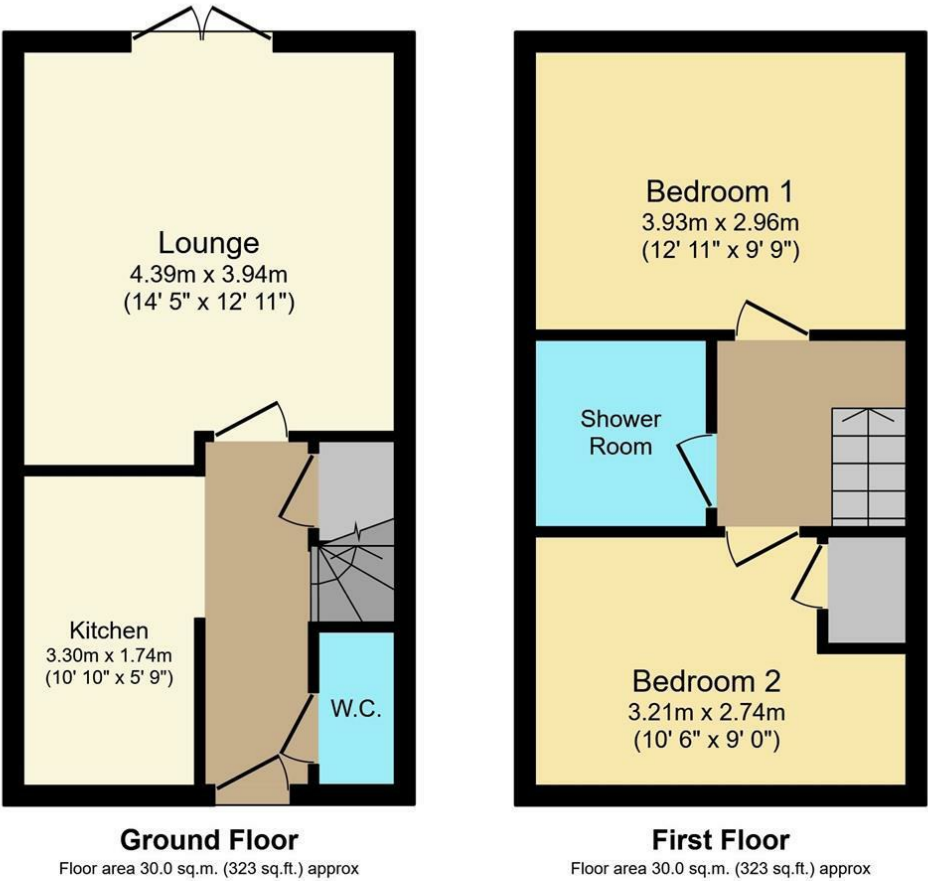
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

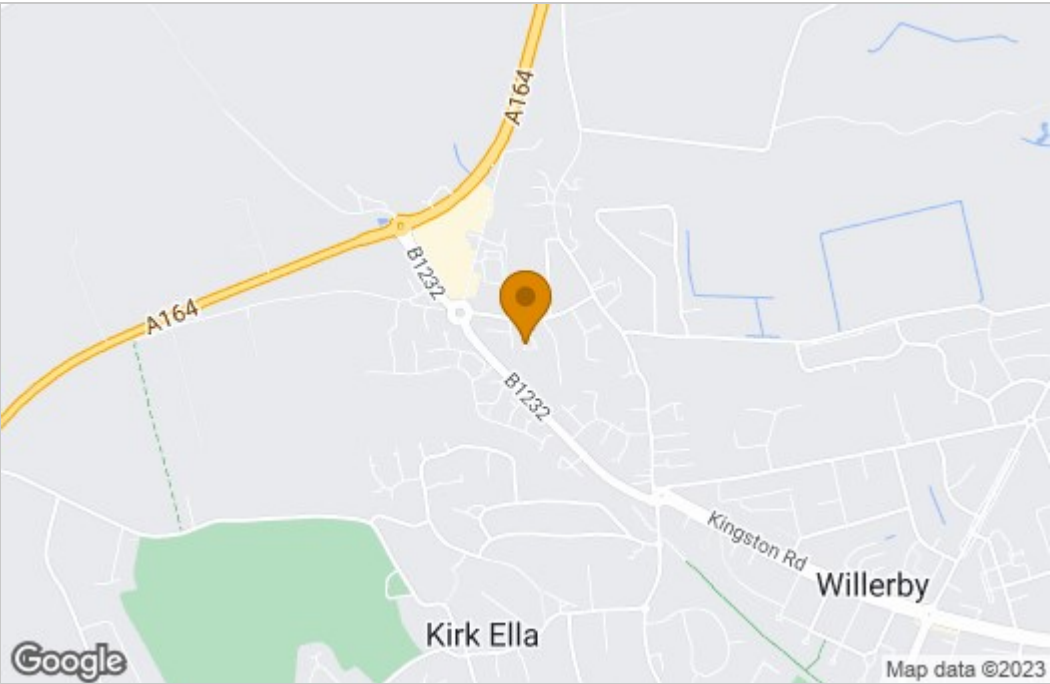
Floor Plan



Total floor area 60.0 sq.m. (645 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph

