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Matthew
Limb
MOVING HOME



2 Grange Farm Mews, Main Street, Willerby, East Yorkshire, HU10 6DY

- 📍 Semi Det Bungalow
- 📍 Courtyard Style Setting
- 📍 Spacious Accommodation
- 📍 Large Living Room
- 📍 Two Good Bedrooms
- 📍 Double Garage
- 📍 Convenient Location
- 📍 EPC = D

Offers Over £225,000

INTRODUCTION

Spacious one level living is available here with this unique bungalow which comprises a large living room, dining kitchen, two good bedrooms and a modern shower room. Central heating and double glazing are installed. Grange Park Mews is a conversion of a series of farm buildings into an attractive small development with the subject property having its own garden space within an open courtyard setting. The property also has a double garage accessed from Grange Park Mews. The location of the property is particularly attractive being situated along the quiet "no-through" road section of Main Street, yet close to Willerby Shopping Park, Willerby Square, a bus route and a range of amenities.

LOCATION

Grange Park Mews is a small residential development situated along the "no-through" road section of Main Street, Willerby making it a quiet yet very convenient location. The property is therefore ideally placed for access to Willerby Shopping Park where a number of supermarkets and other shops are to be found, Willerby Square and a wide variety of amenities in the surrounding area. The area also affords public houses, hotels, recreational facilities and there is a bus route nearby. Willerby is situated to the north-west of Hull with easy access to major routes and the rolling countryside and villages for which the East Riding is renowned.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious hallway with boiler cupboard situated off.

W.C

With low level W.C.

LIVING ROOM

23'10" x 16'8" approx (7.26m x 5.08m approx)

A spacious room with window and patio doors facing south. There is a feature fire surround housing a solid fuel stove, fitted cupboards to alcove.



ALTERNATIVE VIEW



DINING KITCHEN

17'5" x 10'3" approx (5.31m x 3.12m approx)

With a range of fitted units, tiled work surfaces, sink and drainer, integrated oven, hob and hood above, plumbing for an automatic washing machine. Space for a dining table and chairs.



BEDROOM 1

11'8" x 14'10" aprox (3.56m x 4.52m aprox)

Measurements to fitted wardrobes running to one wall, storage cupboards above bed recess, two windows to the side elevation.



BEDROOM 2

7'8" x 9'9" approx (2.34m x 2.97m approx)

Measurements to fitted wardrobes to one wall. Velux style window.



MODERN SHOWER ROOM

With suite comprising large shower cubicle, fitted furniture with inset wash hand basin and concealed flush W.C, tiled surround and tiling to the floor.



OUTSIDE

The property owns its own garden space which is paved and set to borders. The garden forms part of a larger open plan style courtyard which enjoys a south facing aspect. A double garage also forms part of the property and is accessed from Grange Park Mews.

GARAGE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%
£125,001 - £250,000 2%
£250,001 - £925,000 5%
£925,001 - £1,500,000 10%
£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	