

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



8 Wellingtonia House, Hellyer Close, North Ferriby, East Yorkshire, HU14 3JD

- 📍 First Floor Apartment
- 📍 Contemporary Fittings
- 📍 Lovely South Facing Balcony
- 📍 Desirable Location
- 📍 Three Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Modern Dining Kitchen
- 📍 EPC=C

£185,000

INTRODUCTION

Viewing is essential of this very impressive first floor apartment which offers well planned accommodation in this purpose-built development situated off Woodgates Lane. The property occupies a prime position with a southerly aspect and the benefit of allocated residents parking. Standing in this sought after and mature village location, the property offers heating to radiators and uPVC double glazing. The property is approached via an automatic communal entrance and a stairwell leads up to the apartment in addition to a dedicated lift. A private entrance door opens to the hallway and there is an attractive lounge with French doors leading onto a balcony. A well equipped sleek dining kitchen has a host of integrated appliances and ample space for table and chairs. There are three bedrooms, the master having an en-suite shower room plus there is a luxury main bathroom. The main building has the benefit of a communal lift, video entry system, surrounding communal gardens and are served by designated parking plus visitors parking.

LOCATION

Wellingtonia House is a prestigious apartment complex situated off Hellyer Close which leads off Woodgates Lane in the desirable village of North Ferriby. The village offers a good range of local shops including a post office, doctor's surgery and convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley School. The village also boasts a railway station and there is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport and the national motorway network to the west.

COMMUNAL ENTRANCE

With an automated door opening to the communal hallway. Stairs or a communal lift leads to all levels.

FIRST FLOOR

ENTRANCE HALLWAY

With private entrance door, intercom entry system, large cylinder/airing cupboard and useful storage cupboard.



LOUNGE

14'4" x 13'7" approx (4.37m x 4.14m approx)

Light and airy space with door to the south facing balcony. There is a contemporary wall mounted fire surround with electric fire.



DINING KITCHEN

18'4"(max)x10'3" approx (5.59m(max)x3.12m approx)

Having an extensive range of contemporary fitted base and wall units with contrasting worksurfaces complemented by an array of integrated appliances including a combination microwave/oven, warming drawer, fridge/freezer, dishwasher and washer/dryer. There is an inset sink unit with mixer tap, inset spot lights and window to the south elevation.



DINING KITCHEN - ALTERNATIVE VIEW



BEDROOM 1

12'3" x 9'8" approx (3.73m x 2.95m approx)
With window to side elevation.



EN-SUITE

With modern suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C., tiling to the walls and floor, heated towel rail and inset spot lights.



BEDROOM 2

12'10" x 8'6" approx (3.91m x 2.59m approx)
Window to side elevation.



BEDROOM 3

9'7"(max)x7'2" approx (2.92m(max)x2.18m approx)
Window to side elevation.



BATHROOM

With luxury suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C., tiling to walls and floor, heated towel rail and inset spot lights.



OUTSIDE

The property forms part of an exclusive purpose-built complex set in communal grounds with a variety of mature trees and lawned garden areas. The apartment has its own private allocated parking space and there is provision for additional visitors parking in the main car park.

HEATING

Heating is electric to radiators.

GLAZING

uPVC double glazing is installed.

SERVICE CHARGE

There is a service charge currently of £125 per month to cover buildings insurance, gardens, maintenance of communal areas of the building.

GROUND RENT

The ground rent is currently £100 per annum.

TENURE

We understand the tenure of the property to be leasehold with a 999 year lease established 2003.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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 LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

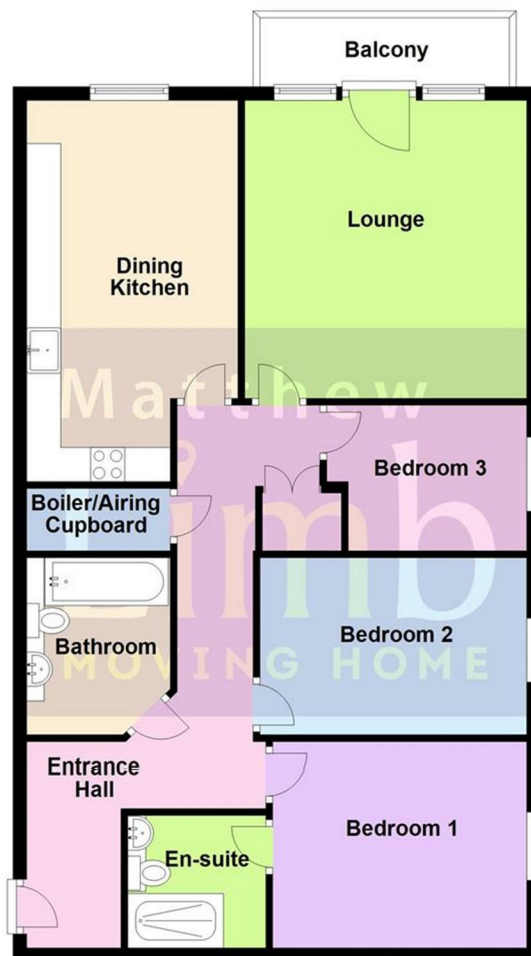
TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor

Approx. 90.7 sq. metres (976.6 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		
(69-80) C		
(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	