

staniford
grays



5 Haldenby Court, West End, Swanland, HU14 3PQ

£67,000





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Swanland, HU14 3PQ

- IMMACULATED PRESENTED
- GROUND FLOOR
- ACCESS FROM CAR PARK
- WELL SITUATED OFFERING PRIVACY TO REAR
- SLIGHTLY DIFFERENT FROM SURROUNDING APARTMENTS
- ONE BEDROOM
- OVER 55's LIVING

SUPERB LOCATION WITHIN THE AFFORDABLE DEVELOPMENT OF HALDENBY COURT- Offering something slightly different to the surrounding apartments within this exclusive retirement development.

Ideally situated with a bright southerly aspect and accessed directly from the parking space to a rear ground floor access (with alternative access to front also provided). Suitable for external area with tables and chairs also.

Located in the heart of Swanland village on West End, Swanland and in close proximity to a broad range of services and amenities.

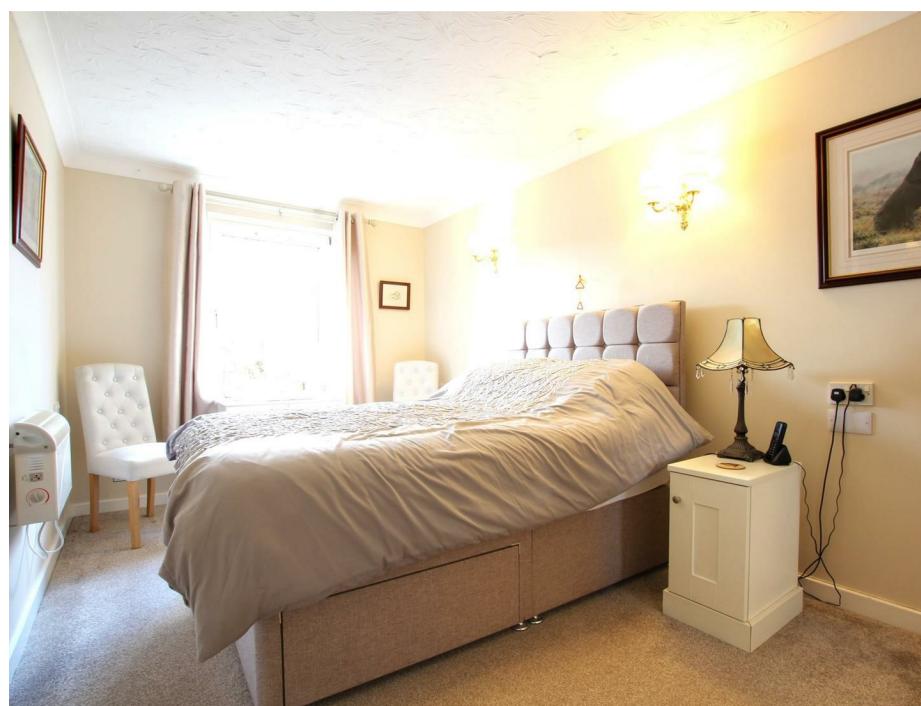
Presented to the market with No Forward Chain Involved and coming ready for immediate occupation.

Accommodation comprises, Hallway, south facing Reception Lounge with feature fireplace leading to Fitted Kitchen, Double Bedroom with south facing view, Bathroom with window to side being smartly appointed throughout.

Haldenby Court itself benefits from a range of communal areas, including a large sitting room to ground floor level, Kitchen, Laundry and Guest Suite and all set within walled gardens.

Residents and visitor parking available.

The development itself provides a number of apartments for residents over the age of 55 with the benefit of a house manager based at the property during daytime hours with a 24 hour care line also.



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ENTRANCE HALL

With intercom, care line pull cord, deep storage cupboard with shelving housing a hot water cylinder, provides access through to lounge.

RECEPTION LOUNGE

Generously sized with a door opening onto private garden area with parking beyond offering excellent levels of convenience, a South facing aspect with window also, contemporary fire surround with remote control electric fire insert, storage heater and care line pull cord.

KITCHEN

Slightly larger than some of the neighbouring apartments with a range of wall and base units with inset sink, mid level oven, a four ring electric hob, extractor canopy, roll edged work surfaces, tiling to splash back areas and ample space for numerous white goods with spotlights and wall mounted heater also.

BEDROOM ONE

Of double bedroom proportions with uPVC double glazed window providing pleasant south facing outlook, a folding mirror wardrobe, storage heater and care line pull cord.

BATHROOM

Smartly appointed throughout with neutral sanitary ware including inset basin with storage, low flush w.c, bath with wall mounted console and shower head, heated towel rail, additional storage area with benefit of uPVC privacy window to the side aspect and electric shaver point.

COMMUNAL FACILITIES

Haldenby Court is a delightful development of apartments that can be purchased by those over the age of 60 years, however should two parties be purchasing an apartment in the development, the second owner has to be 55 years or over.

The development boasts its own range of impressive facilities including a luxuriously furnished residents' sitting room providing a great place for meeting other residents, and activities together with a kitchen area and laundry room. Also featured within the development is a guest suite located on the first floor which is available for residents to pre book for their guests to stay for a small charge and is on a strictly first come, first served basis. A lift provides access to the first floor.

OUTSIDE

The development stands within delightful communal grounds. The rear garden is essentially walled and mainly lawned and takes advantage of available sunshine enjoying a west facing aspect and an allocated car parking space is provided for the subject apartment together with spaces available for visitors. To the immediate rear of the property for sale a South facing garden area exists also providing excellent levels of privacy.



VILLAGE AMENITIES

The village amenities are all on your doorstep and consist of the following: Chemist, Butcher, weekly fish & chip van, Hairdressers, Barbers, Florist, Coffee Shop, Dress Boutique, Estate Agent, Post Office, Supermarket, Bowls Club, Tennis Club, Library and Village Hall. Opposite the village pond is the bus service into town. There are also 2 churches in the village.

AGENTS NOTE

For full details of the ground rents, leasehold information and maintenance charges please contact the sole selling agents Stanifords.com.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

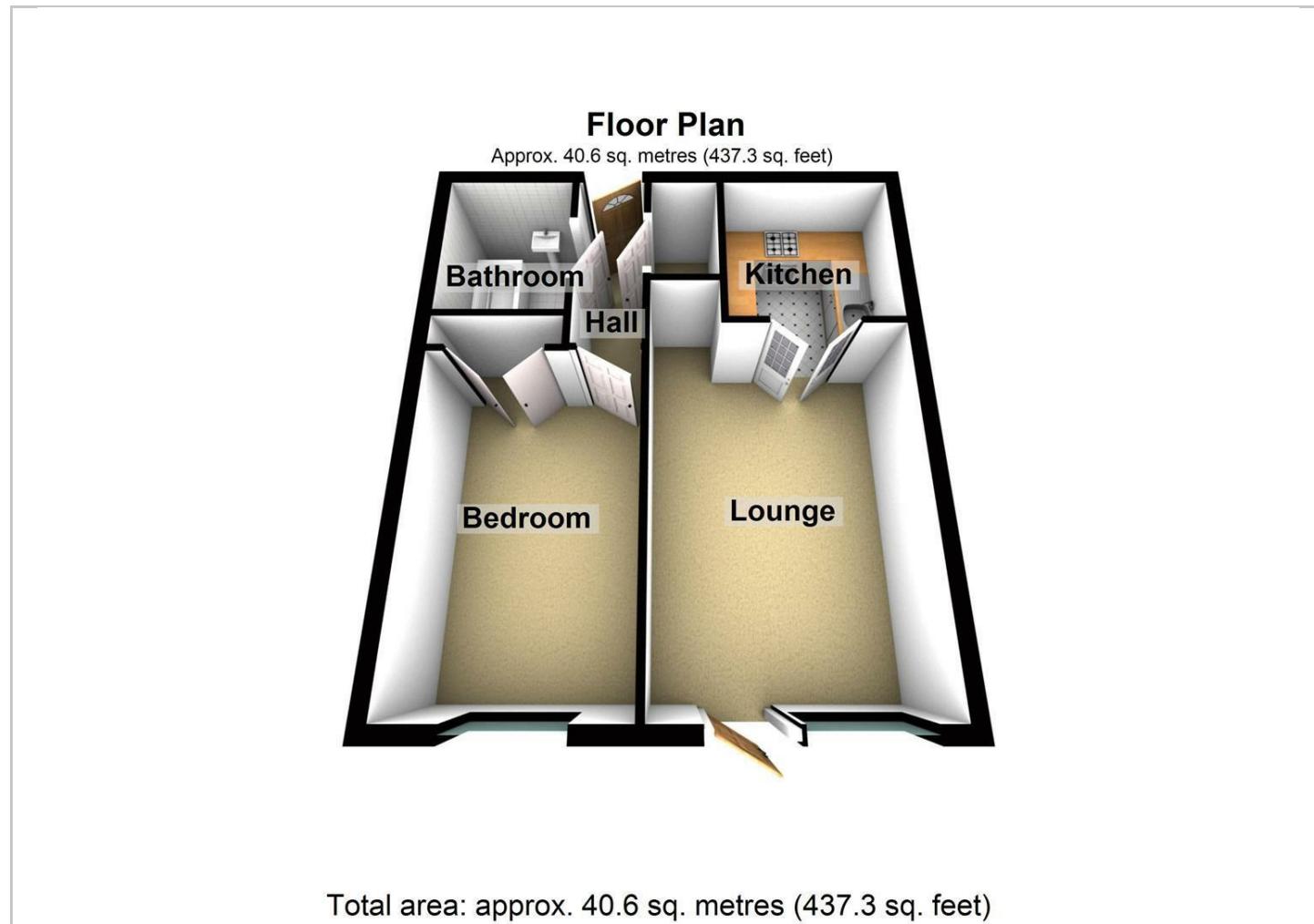
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

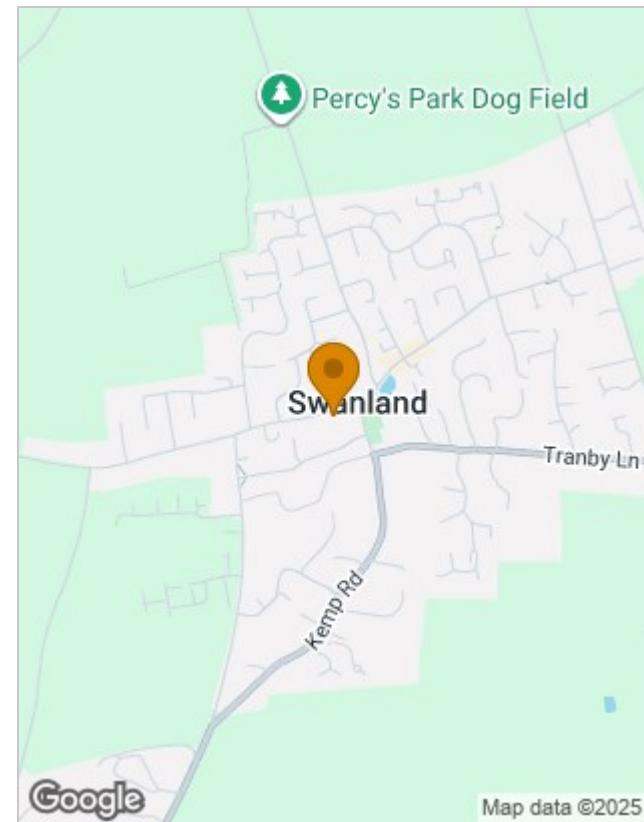
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



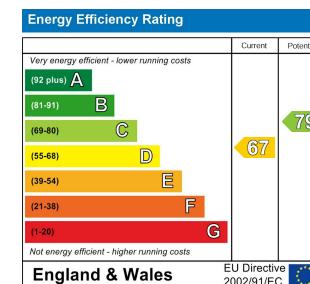
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.