

# staniford grays



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

£55,000





# 39 Haldenby Court

Swanland, HU14 3PQ

- SMARTLY PRESENTED APARTMENT
- UPGRADED SHOWER ROOM
- NO UPWARD CHAIN
- GOOD NATURAL DAYLIGHT
- COMMUNAL GARDENS AND FACILITIES
- CLOSE PROXIMITY TO STAIRS AND LIFT
- GARDEN VIEWS
- FITTED BEDROOM FURNITURE
- OVER 55's DEVELOPMENT
- CAR PARKING

IMMACULATE APARTMENT WITH GARDEN VIEWS AND GOOD LEVELS OF NATURAL DAYLIGHT.

Well situated within this exclusive retirement development and immaculately presented with a modernised interior including Shower Room.

Ideally positioned with a bright aspect and in close proximity to the lift and communal staircase.

Located in the heart of Swanland village on West End and in close proximity to a broad range of services and amenities, being presented to the market with No Onward Chain and coming ready for immediate occupation.

The smartly appointed living space comprises; Hallway, Reception Lounge with access provided to the to a modern fitted Kitchen with window, an inner hallway benefits from a deep storage cupboard with a double Bedroom with fitted furniture and a separate Shower Room.

Haldenby Court itself benefits from a range of communal areas including a large Sitting Room to the ground floor level, Kitchen, Laundry and Guest Suite, all set within a walled garden perimeter.

Ample parking provision is provided for residents with further visitor parking available.



£55,000



## FIRST FLOOR APARTMENT

### ENTRANCE HALLWAY

With wall mounted intercom, deep storage cupboard with shelving and housing hot water cylinder, access is provided to lounge, bedroom and shower room.

### LOUNGE

14'4" x 12'0" (4.37 x 3.66)  
Uniform in shape and size, with uPVC double glazed window overlooking the rear walled gardens. A central focal point is provided via a feature electric fire with hearth and mantel, wall light points, wall mounted storage heater, coving detail, security pull-cord, French doors leading through to kitchen.

### KITCHEN

10'7" x 7'6" (3.25 x 2.29)  
Being larger than a number of the existing kitchens within the development and benefiting from the addition of uPVC window also, being well presented throughout with a range of traditionally styled wall and base units with roll edged work surfaces over, appliances include mid-level oven, electric hob with extractor over, sink and drainer, tiling to splashbacks, with space provided for further white goods if required.

### BEDROOM ONE

17'8" (max.) x 8'9" (5.41 (max.) x 2.67)  
Of double bedroom proportions with uPVC double glazed window, wall mounted storage heater and security pull cord, ample wardrobe provision is also provided via folding mirrored doors leading to deep storage, coving and wall light points.

### SHOWER ROOM

With upgraded bathroom in immaculate white, including a double walk-in shower with shower screen, fitted with raised white shower tray, wall mounted shower head and console, low flush w.c., inset basin to unit with tiling to walls, extractor, heated towel radiator.

### COMMUNAL AREAS

Haldenby Court is a delightful development of apartments that can be purchased by those over the age of 55 years.

The development boasts its own range of impressive facilities including a luxuriously furnished residents' sitting room providing a great place for socialising, and activities together with a communal 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 should this be required also.

The management company is First Port Property Services with the lease managed by Estates & Management Ltd.



#### OUTSIDE

The development stands within delightful communal grounds. The rear garden is essentially walled and mainly lawned with pathways and benches, taking advantage of available sunshine enjoying a South and West facing aspect and a car parking space is available for the subject apartment together with visitor spaces.

#### VILLAGE AMENITIES

The village amenities are all on your doorstep and consist of the following... Chemist, Hairdressers, Village supermarket with Post Office, Florist, Coffee Shop, Dress Boutique, Barbers, Estate Agent, Pub, Bowls Club, Tennis Club, Library, Village Hall and 2 Churches. Opposite the village pond is the bus service into surrounding locations.

#### 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 to be '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, Stanifords Grays. Website- [Stanifords.com](http://Stanifords.com) Tel: (01482) - 631133 E-mail: [swansales@stanifords.com](mailto:swansales@stanifords.com)

#### WEBSITES

[www.stanifords.com](http://Stanifords.com) [www.rightmove.co.uk](http://rightmove.co.uk) [www.vebra.co.uk](http://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.

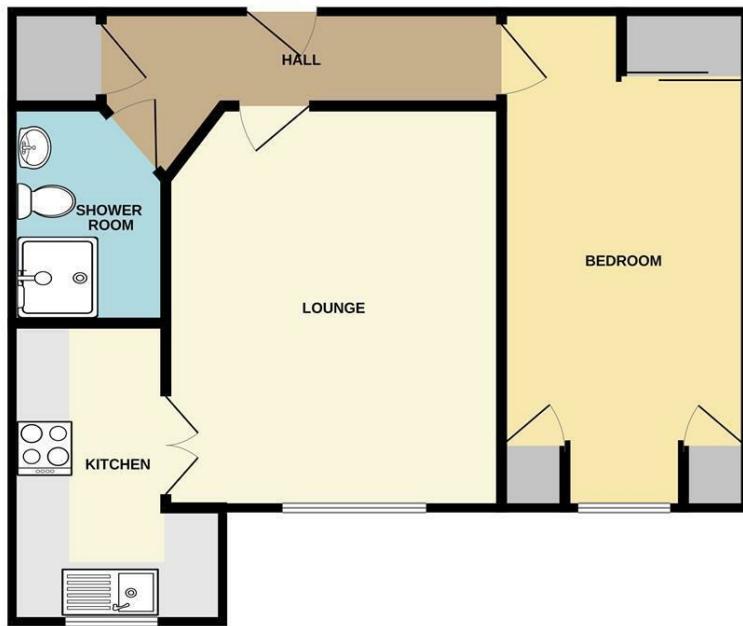
#### FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



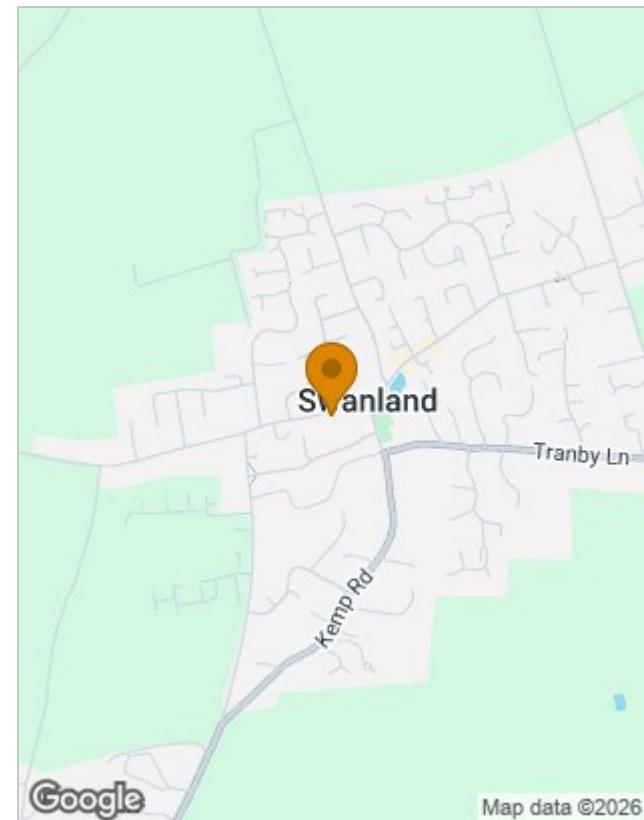
## Floor Plans

### FIRST FLOOR

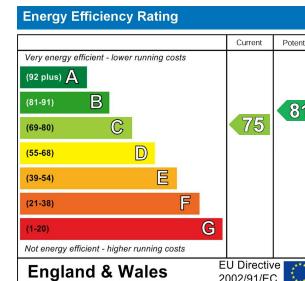


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no guarantee is given for the accuracy of the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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## 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.