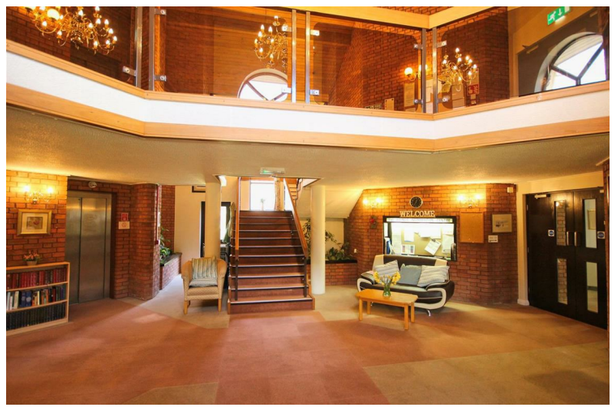

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QUICK&CLARKE

The Property Specialists

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Apartment 27 The Ridings, Anlaby HU10 7DH

£87,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Over 55's development
- No chain
- First floor apartment
- TWO bedrooms
- Fitted breakfast kitchen
- Modern shower room
- Balcony off the lounge
- Superb gardens
- Resident car parking
- EPC : C

THE PROPERTY

Enjoying splendid views over communal gardens via a balcony, we are delighted to present to the market this aesthetically pleasing over 55's TWO bedroom apartment. Located on the first floor which has lift facilities and offered with no chain, the accommodation boasts uPVC double glazing and electric heating. An entrance hallway provides access to all rooms: lounge with balcony off, fitted breakfast kitchen with built-in appliances, two double bedrooms and a modern four piece shower room. The development is set in attractive gardens with resident parking facilities. There is also the added benefit of a residents lounge and an on-site house manager. Viewing is a must as the two bedroom apartments rarely come onto the market!

LOCATION

Located on the corner of Beverley Road and Lowfield Road in Anlaby, within ease of reach of the superb village of Anlaby where there is a great selection of local amenities and facilities. Located approximately 3 miles west of the city centre of Hull where an extensive range of amenities and facilities can be located, including main line railway station and bus service station. Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

ENTRANCE

The apartment is located on the first floor and a door leads into the apartment with storage cupboard, and a door into the;

LOUNGE

15'10" x 11'9" (4.83m x 3.58m)
Enjoying uPVC double glazed windows over the front elevation and French door leading onto the balcony providing a superb seating area, and again enjoying the splendid views of the communal gardens. A fireplace with granite back and hearth, coving to ceiling, electric heater and TV aerial point. A sliding door leads into the;

BREAKFAST KITCHEN

11'9" x 7'2" (3.58m x 2.18m)
An extensive range of maple base and wall units with contrasting worksurfaces and co-ordinated tiled splashbacks. Electric hob with double oven, fridge freezer, dishwasher and washing machine.

BEDROOM 1

11'11" x 11'9" (3.63m x 3.58m)
With uPVC double glazed windows, sliderobes providing hanging and storage facilities, and electric heater.

BEDROOM 2

12' decreasing to 10'1" to sliderobes x 8'4" (3.66m decreasing to 3.07m to sliderobes x 2.54m)
With uPVC double glazed window to the front aspect, sliding wardrobes providing hanging and storage facilities and heater.

SHOWER ROOM

7'6" x 7'2" (2.29m x 2.18m)
Modern four piece suite in white, large independent shower cubicle, low level WC, bidet and wash hand basin, tiled splashbacks to wet areas, extractor and radiator.

EXTERNAL

The development is a superbly managed development with an in situ working hours manager located on the ground floor. There is a residents lounge with communal kitchen which provides an ideal meeting spot and also interaction if required with other residents on site. The communal gardens encase the property and provide an ideal outside entertainment area. There is also a residents car parking facility.

AGENTS NOTE

The service charge is currently £170 per calendar month. The service charge includes the on site house manager, communal maintenance, external maintenance, window cleaning, water rates and building insurance. Further details can be obtained from the seller's solicitor.

SERVICES

Mains water, drainage and electricity are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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