



QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



Apartment 4, Anlaby House Beverley Road, Anlaby HU10
£250,000

- Stylish ground floor apartment
- Over 1,000 square feet
- Two bedrooms and two bathrooms
- Peaceful parkland setting
- Allocated parking
- Fabulous open plan living space
- Ideal for major road network and amenities
- Council Tax Band E
- EPC Rating awaited

A super stylish ground floor apartment situated in the peaceful surroundings of Anlaby House. Offered with no onward chain and in move-in condition, this very generous sized property (approx 1,000 square feet) has an attractive contemporary layout with a stunning open plan living space.

Boasting two double bedrooms and two bathrooms, the property also has allocated parking and access to the beautiful communal gardens, woodland and parkland which surround the property.

LOCATION

Situated on the ground floor of the main house on the attractive Anlaby House development, the property shares the beautiful established grounds which surround the building. Anlaby House lies on the eastern side of Beverley Road and the amenities of Anlaby, Willerby and Hessle conveniently close.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Timber front door, intercom access from the communal front door, storage cupboard.

LIVING ROOM

27'11 x 17'13 (8.51m x 5.18m)
A fabulous open plan living space providing for superb flexibility of layout. Two large sash windows look out from the front elevation of the main house and an oak staircase with contemporary stainless steel balustrade with glass panels lead up to the master bedroom. Open plan into the kitchen.

KITCHEN

12'3 x 10'7 (3.73m x 3.23m)
A contemporary style kitchen offering a range of wall and base storage units with white gloss fronts and complementing worksurfaces. Inset 1 1/2 bowl sink and drainer, four ring electric hob with extractor over. Integrated oven, dishwasher, fridge and washing machine. Matching porcelain tiled floor and walls.

BEDROOM 1

12'3 x 10'7 (3.73m x 3.23m)
Window to the front elevation and open access to:

EN-SUITE BATHROOM

9'7 x 6'6 (2.92m x 1.98m)
A fabulous four piece sanitary suite comprising a free-standing roll top bath, wall-hung hand wash basin, close coupled WC and walk-in shower enclosure. Travertine tiled floor and splashbacks, heated towel rail and airing cupboard housing the modern Ideal Standard boiler.

BEDROOM 2

12'1 x 10'10 (3.68m x 3.30m)
Window to the front elevation.

SHOWER ROOM

6'2 x 5'11 (1.88m x 1.80m)
Three piece sanitary suite comprising close coupled WC, vanity unit with travertine top and counter top hand wash basin, walk-in shower enclosure. Travertine tiled walls and floor with underfloor heating.

OUTSIDE

The property is accessed from the eastern side of the main house through a communal door with intercom facility which provides shared access to the two ground floor apartments and stairs leading up to the apartments above.

The main house is surrounded by attractive and well kept communal gardens which have an established parkland feel. Immediately in front of the property are the allocated parking spaces, the space for Apartment 4 being clearly marked.

Beneath the main house is a small storage lock-up for the property.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band E.

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.



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.

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