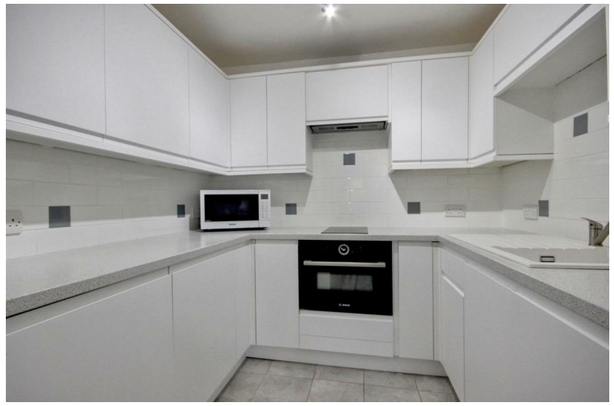

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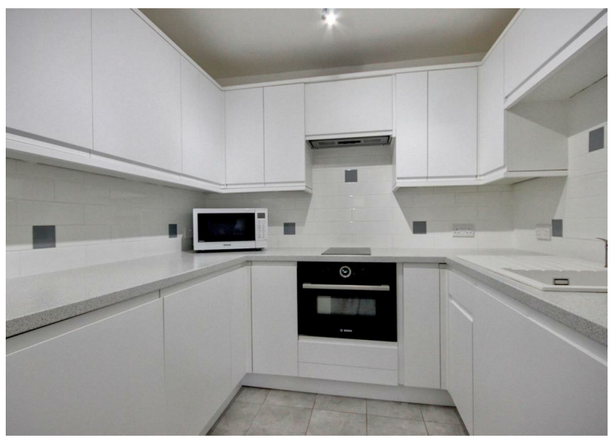

30 The Ridings, Anlaby HU10 7DH

£82,000

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

- Over 55's complex
- First floor modernised apartment
- Lounge with balcony leading off
- No chain
- Modern shower room
- Stunning kitchen
- Communal facilities
- Lift to all floors
- Residents parking and lovely gardens
- Council tax band B. EPC rating C

This stunning first floor apartment with its own balcony enjoys splendid views over the communal gardens. Offered to the market with no onward chain! Having been modernised over recent years and forming part of this highly regarded Over 55's development, the property is ideally located in Anlaby on a small exclusive purpose-built development within ease of reach of all the local amenities.

The property has been modernised over recent years to provide superb accommodation of which enjoys entrance hallway with storage, lounge with balcony, modern fitted kitchen with built-in appliances, fitted bedroom and modern shower room.

Residents have use of the car park which is operated on a first come first served basis along with use of the communal facilities which includes a laundry.

This property provides independent living with the peace of mind knowing there is an in-house manager, use of communal facilities and a 24 hour alarm system. Simply ready to move into, this beautiful apartment now awaits its new owners, a viewing is a must.

LOCATION

The Ridings is located off Wilson Street in Anlaby and provides great access to the local amenities that Anlaby has to offer. There is a regular bus service connecting Anlaby to Willerby and Hull City Centre. Morrisons supermarket is within a short drive, as is the newly developed shopping park which includes M&S Simply Food, Haltemprice sports centre and a range of local shops and facilities within Anlaby itself.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

The apartment can be accessed via a staircase or a lift. A door leads into:

ENTRANCE HALL

With storage cupboard.

LOUNGE

16'3 x 10'9 (4.95m x 3.28m)
uPVC window and door opening onto the balcony which enjoys splendid undisturbed views of the communal gardens, and there is a TV aerial point.

KITCHEN

7'10 x 6'10 (2.39m x 2.08m)
Newly fitted contemporary white kitchen with soft close fronts, contrasting worksurfaces and tiled splashbacks. Single electric oven with small ceramic hob and integral extractor, sink unit with drainer and mixer tap, integrated fridge and freezer.

BEDROOM

12'6 x 9'6 (3.81m x 2.90m)
uPVC double glazed window overlooking the gardens, fitted wardrobes providing hanging and storage facilities.

SHOWER ROOM

Modern three piece suite in white enjoys independent shower cubicle, pedestal wash basin and low level WC. Attractive tiled splashbacks, wood laminate flooring and extractor.

COMMUNAL FACILITIES

Positioned within attractive lawned gardens which are maintained under the maintenance agreement, there are seating areas for residents to enjoy and communal parking which operates on a first come first served basis for residents and visitors.

Within the complex itself is a residents lounge with regular organised events, kitchen facilities and a laundry room where residents can pay to use the washing machines and tumble dryers.

AGENTS NOTES

There is a service charge of £2220.00 per annum which covers all buildings insurance, maintenance of communal grounds, facilities and areas, along with all window cleaning. There is an estate office which is serviced on a part time basis and a 24 hour alarm call system.

Porbate has not been granted as of 13/1/25, this has been applied for.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will 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 the 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

FIRST FLOOR

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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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.