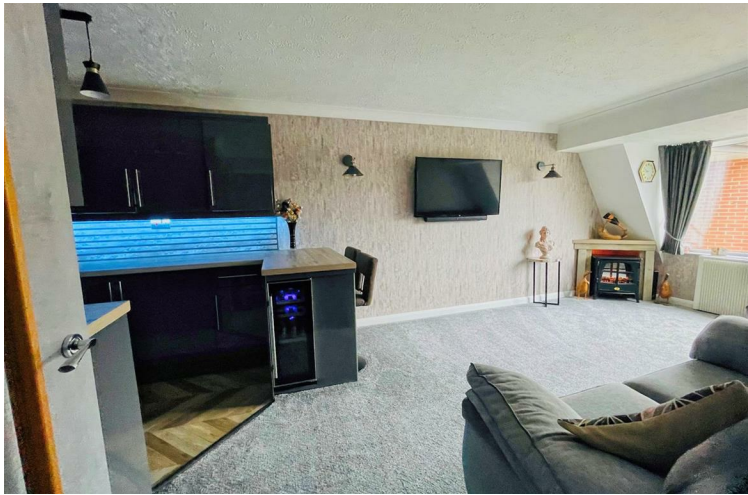




QUICK&CLARKE

The Property Specialists

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



75 Kirk House Pryme Street, Anlaby HU10 6EN
Guide Price £79,950

- Super impressive retirement apartment
- Purpose built over 55's development
- Stunning kitchen and bathroom
- Open plan living
- Active and friendly community with regular events
- Very close to Anlaby's amenities
- Council tax band B
- EPC rating B

Without doubt, one of the most stunning apartments we have offered for sale in Kirk House. Having undergone an extensive refurbishment program, the property has a fabulous contemporary feel and is most certainly in move-in condition!

Situated on the second floor of this purpose built over 55's retirement block and in a fabulous position with convenient access to the amenities of Anlaby village centre and Springfield Way retail park, the property makes a lovely home. Kirk House itself is a friendly community which organises a number of social activities and also benefits from a generous amount of communal parking, well-maintained gardens and a free to use laundry service for the residents.

Viewing of this property is highly recommended.

LOCATION

The property is located on the second floor of Kirk House which forms a quadrant around the communal gardens and car park. With intercom access from the entrance hall, the lifts lie adjacent which take you up to the second floor. There are also staircases to provide convenient access to the apartment.

Situated on Pryme Street, a cul-de-sac which leads off from Wolfreton Drive, the property is in a superb position to access the very broad array of amenities on offer in Anlaby village and also on the Springfield Way retail park.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with spyhole, large shelved out storage cupboard also containing the hot water tank.

OPEN PLAN LIVING DINING KITCHEN

23' x 10'3 reducing to 7'4 (7.01m x 3.12m reducing to 2.24m)
A stunning open plan living dining kitchen offering a well-proportioned space which can accommodation not only the kitchen but living and dining room furniture if required. The impressive kitchen offers a range of wall and base storage units with dark grey fronts and complementing grey worksurfaces. Four ring induction hob with glass splashback and extractor over, integrated oven, microwave, fridge, freezer, washing machine and wine cooler. Composite sink and drainer, window to the southerly elevation and modern electric heater.

BEDROOM

14'7 x 8'8 (4.45m x 2.44m)
A well-proportioned double bedroom with a range of fitted wardrobes and window to the front elevation.

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)
Three piece suite comprising panelled bath, vanity unit with back to the unit WC and semi-recessed wash basin, chrome heated towel rail, fully tiled walls and floor.

SERVICES

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

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



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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