





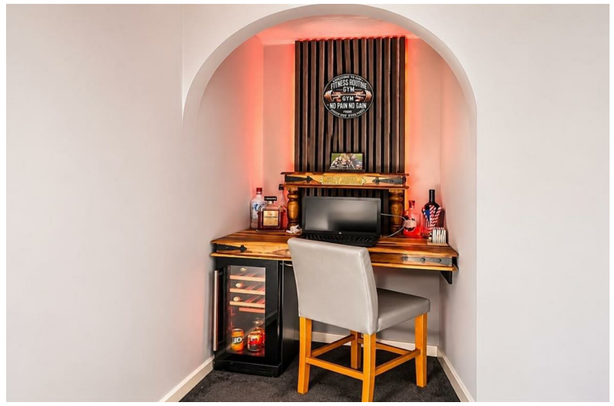



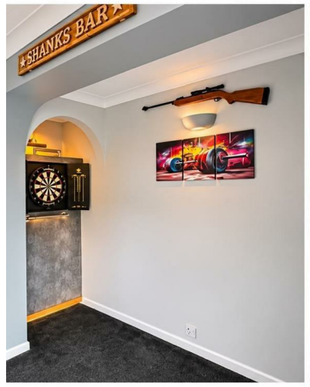







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27 Haldenby Court West End, Swanland HU14 3PQ

£82,500

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- Beautiful renovated retirement apartment
- True move in condition
- Southerly aspect to living room and bedroom
- Deceptively spacious
- Communal gardens and parking
- Close to the amenties
- Highly specified fitted kitchen
- Contemporary styling throughout
- Private access serving limited number of apartments
- EPC: C Council Tax Band: C

Suitable for applicants who want to retain an element of privacy being accessed from a separate ground floor access (under archway) as well as the main communal entrance. Having recently undergone a full renovation and refit, this deceptively spacious, first-floor retirement apartment is presented in true move-in condition. Finished to a high specification throughout, the home centres around an open-plan living space featuring a modern breakfast kitchen with integrated appliances and a southerly facing lounge complete with a media wall, compact study area, and a very easy hydraulic fold down guest bed. The southerly facing double bedroom includes built-in wardrobes, complemented by an attractive, contemporary bathroom. Further benefits include remote-controlled electric heating/manual and extensive mood lighting, all situated within easy reach of the amenities in this sought-after West Hull village.

LOCATION
The property is situated on the south side of this purpose built apartment block and with a southerly aspect, with views over the communal gardens, rather than the road to the front. Haldenby Court is situated in the centre of the much sort after village of Swanland, close to the local amenities and on West End.

COMMUNAL FACILITIES
Residents enjoy access to a spacious communal lounge with an adjoining kitchenette, alongside a communal laundry room offering free use of the washing machines and a tumble dryer. Overnight visitors can book a first-floor twin guest room, complete with a television and en-suite facilities, for a modest charge. Residents have the benefit of a lift which provides access to the first floor apartments. Externally, the development features communal parking and well-kept gardens, while an on-site manager is available in the ground-floor office from Monday to Friday.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL
9'6" x 3' (2.90m x 0.91m)
Composite front door with intercom access from the communal entrance hall, and the private access entrance, large storage cupboard housing the hot water tank which has an immersion heater. Sliding door into bathroom, interior doors through to the living room and bedroom.

LIVING ROOM
15'7" x 14'10" maximum (4.75m x 4.52m maximum)
A surprisingly spacious living room with a southerly aspect which creates a light and bright feel. Open plan into the breakfast kitchen, one wall encompasses a media wall with inset television and remote control electric fire, which provides the option to have a natural log fire background or a relaxing fish tank scene. Oak mantle above, remote dimmable mood lighting.

This apartment benefits from an extra area, open plan into the living room. Intelligently converted with a very easy hydraulic fold down guest bed, there is also a study area with built in wine/drinks cooler.

KITCHEN
8'1" x 7'3" (2.46m x 2.21m)
A beautifully fitted and contemporary styled breakfast kitchen, offering an extensive range of wall and base storage units with navy blue fronts and oak style butchers block work surfaces, incorporating a two seater breakfast bar. Four ring electric induction hob with glass splashback and extractor over, integrated oven, microwave, fridge and freezer. Composite sink and drainer.

BEDROOM
13'11" x 8'8" (4.24m x 2.64m)
A double bedroom with four built in full length mirrored wardrobes and a double wardrobe with built in matching drawers. Southerly facing window and remote dimmable lighting.

BATHROOM
6'9" x 5'5" (2.06m x 1.65m)
Three piece sanitary suite comprising panel bath with shower over, vanity unit with counter top hand wash basin, close coupled WC, partially tiled walls and dimmable feature lighting.

OUTSIDE
The communal parking is accessed through an archway which bisects the ground floor of the apartment and is situated to the rear surrounded by well kept communal gardens.

SERVICES
Main water, electricity and drainage connected to the property.

CENTRAL HEATING
The property benefits from an electric central heating system.

DOUBLE GLAZING
The property benefits from double glazing.

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

Management costs are approximately £250 per calendar month, which includes the maintenance of the communal areas and garden, free use of the washing machines, water charges and building insurance.

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

AGENTS NOTES
The photos have been provided by the seller and have been AI enhanced.

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.