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QUICK&CLARKE
The Property Specialists

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2 The Ridings, Anlaby HU10 7DH

Offers Over £80,000

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- Ground floor apartment
- Well presented throughout
- French door to communal gardens
- Over 55's complex
- Close to Anlaby village centre
- No Onward Chain
- Council Tax Band: B
- EPC Rating: C

This lovely ground floor, one bedroom apartment has its own French door and enjoys splendid views over the communal gardens. Offered to the market with no onward chain! Well presented throughout 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 apartment enjoys uPVC double glazing and electric heating and in brief enjoys Entrance with storage cupboard, Lounge with French door and opening to the Kitchen, Double fitted Bedroom and modern Shower Room.

There is on-site parking for residents and visitors to the development on a first come first serve basis. The attractive and well maintained communal gardens provide great outdoor space to enjoy. This apartment has the added benefit of its own french door allowing a seating area directly to the front and small planted area.

There is a part time manager on site, communal lounge and lift to the first floor.

Viewing is an absolute must!

LOCATION
The Ridings is located off Lowfield Road, 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
A door leads form the communal area into:

ENTRANCE HALLWAY
Storage cupboard.

LOUNGE/DINING ROOM
16'2" x 10'8" (4.93m x 3.25m)
With uPVC double glazed French door overlooking the communal gardens and uPVC door to the front. Wood laminate flooring and TV aerial point. Open into:

KITCHEN
7'10" x 6'10" (2.39m x 2.08m)
uPVC double glazed window to the rear, fitted white base and wall units with work surfaces and tiled splashbacks, space and provision for cooking, and space for under-counter fridge and freezer.

BEDROOM
11'10" x 9'6" (3.61m x 2.90m)
Two uPVC double glazed windows to the front elevation and sliderobes providing hanging and storage facilities.

SHOWER ROOM
Modern three piece suite in white comprising independent shower cubicle, wash hand basin set in vanity unit and low level w.c. Aqua board to splashbacks, extractor and radiator.

OUTSIDE
The communal gardens are maintained under the maintenance agreement, are predominantly laid to lawn and beautifully tended. Directly outside the apartment there are planted borders. Residents' and visitors' car parking space is available on a first come first served basis.

SERVICES
Mains water, electric and drainage 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 (this will be confirmed by the vendor's solicitor). Further details are available for the agent.

AGENT'S NOTE/CHARGES
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.

The development is for the over 55's.

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

GROUND 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.