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QUICK&CLARKE
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# 5 The Ridings Lowfield Road, Anlaby, Hull HU10 7DH

**£80,000**

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- Over 55's complex
- Close to Anlaby village centre
- Ground floor apartment
- Completely refurbished throughout
- Stunning kitchen
- Private door and communal door
- Overlooking the gardens
- One bedroom with sliderobes
- Modern wet room
- EPC Rating: C Council Tax Band; B

Located within this highly sought after over 55's development on the fringe of the village of Anlaby, we are delighted to offer to the market this exceptionally well presented ground floor apartment. 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.
Having been totally transformed by the current owners to provide modern accommodation at its very best, the beautiful apartment enjoys its own private door as well as an entrance from the communal area, spacious lounge, stunning kitchen with built-in and integrated appliances, storage cupboard, bedroom with sliderobes and superb wet room. The apartment overlooks the communal gardens which are meticulously maintained and provide a great outdoor space for the residents to enjoy. The new owner will also benefit from the resident/visitor parking facilities which are on a first come first served basis and located directly in front of the development. Simply ready to key turn and move into an early viewing is a definite must to fully appreciate this stunning property.

## LOCATION
Located on the fringe of Anlaby in the shadow of Spire Private Hospital this property lies within ease of reach of the village centre.

In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

## THE ACCOMMODATION COMPRISES
Accessed from the rear of the complex, a uPVC double glazed French door leads into:

## LOUNGE
16'3" x 10'9" (4.95m x 3.28m)
uPVC double glazed window to the front elevation and TV aerial point. Opening to:

## KITCHEN
7'10" x 7' (2.39m x 2.13m)
An extensive range of grey Shaker style base and wall units with work surfaces and tile splashbacks, under wall unit lighting, integrated fridge and freezer, ceramic hob with single oven and extractor, sink unit with drainer.

## INNER HALLWAY
Access to storage cupboard and entrance door from the communal areas.

## BEDROOM
12'1" x 9' (3.68m x 2.74m)
uPVC double glazed window to the rear overlooking the communal gardens and modern sliderobes providing hanging and storage facilities.

## WET ROOM
Non-slip flooring and tiled splashbacks to wet areas with shower over, wash hand basin and low level w.c. Extractor.

## COMMUNAL AREAS
Access is gained into the the main reception area via secure double doors which are opened with a fob and passcode. There is a residents' kitchen and lounge where regular evens are organised and a lift serving the first floor accommodation. There is also a part time Resident Manager.

## COMMUNAL GARDENS
The communal gardens are maintained under the service charge and are predominantly laid to lawn. There is also parking for residents and visitors on a first come first served basis and this is also maintained under the service charge.

## SERVICES
Mains water, electricity and drainage are connected to the property.

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

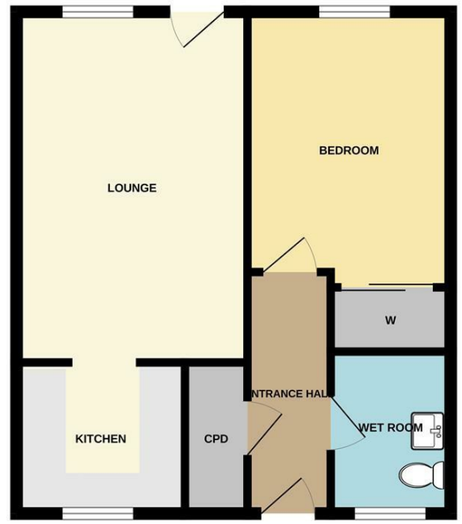
## DOUBLE GLAZING
The property benefits from uPVC double glazing.

## TENURE
We believe the tenure of the property to be Leasehold with 82 years remaining on the lease with a service charge of £2220.00 per annum. (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

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.