



**QUICK & CLARKE**  
The Property Specialists

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**31 Kirk House Pryme Street, Anlaby, Hull HU10 6EL**  
**£55,000**

- First floor over 55's apartment
- No forward chain
- Anlaby village location
- One fitted bedroom
- Lounge/dining room
- Kitchen
- Bathroom
- Communal gardens & parking
- Viewing a must
- EPC rating C

This well presented, first floor apartment enjoys a corner location and therefore enjoying a good light flow throughout, and forms part of this popular dedicated over 55's development in the heart of Anlaby village. The property in brief comprises entrance hallway, lounge/dining room, kitchen, fitted bedroom and bathroom. The communal gardens provide great outdoor space. The complex itself boasts a wide range of amenities to include library, games room, guest room for visitors to pre-book, hairdresser and manager's office. There is also a communal residents' car park. Offered with no forward chain, viewing is a must.

#### LOCATION

Located on Pryme Street with ease of access into Anlaby village centre which has a good range of local amenities and facilities, and with buses connecting to further afield.

The property is located within the popular village of Anlaby. 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

A door leads into:

#### ENTRANCE HALLWAY

uPVC double glazed window to the front elevation.

#### LOUNGE/DINING ROOM

18'9" x 10' decreasing to 7'5" (5.72m x 3.05m decreasing to 2.26m)  
uPVC double glazed window to the front and side elevations and double doors leading into:

#### KITCHEN

7'1" x 5'4" (2.16m x 1.63m)  
uPVC double glazed window to the rear elevation, fitted base and wall cupboards, space and provision for cooking, space for fridge freezer and sink unit.

#### BEDROOM

11'7" decreasing to 9'6" x 11'7" (3.53m decreasing to 2.90m x 3.53m)  
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

#### BATHROOM

Three piece suite comprising wash hand basin set in vanity unit, low level w.c. and panelled bath with tiling to wet areas.

#### OUTSIDE

The development enjoys communal gardens which are looked after under the maintenance agreement and there is also a communal car park for residents.

#### SERVICES

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

#### CENTRAL HEATING

The property benefits from an electric central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Leasehold with 67 years remaining on the Lease (this will be confirmed by the vendor's solicitor).

#### AGENT'S NOTE

We are advised that there is an annual ground rent of £431.36 per year (please enquire with the agent regarding the review period) and an annual service charge of £1,512.00. This should be confirmed by the vendor's solicitor.

#### COUNCIL TAX

The Council Tax Band for this property is Band B.

#### 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.

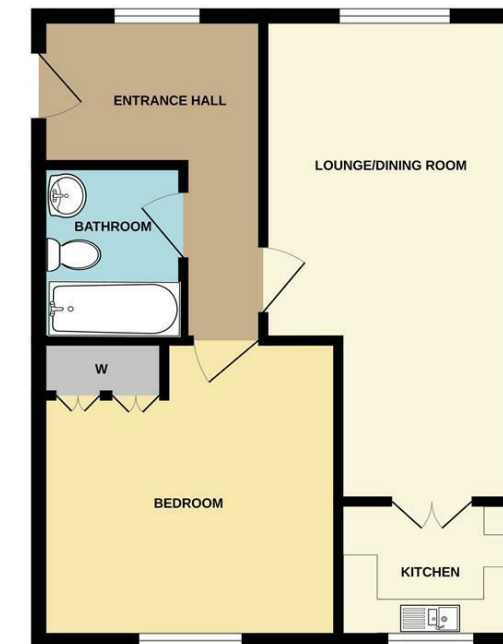
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



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. Made with Metagix ©2023