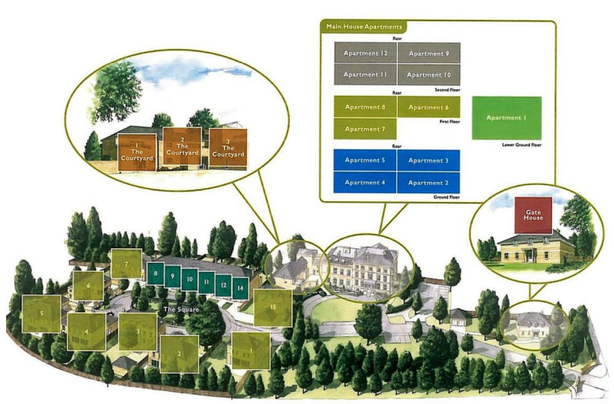

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QUICK & CLARKE
The Property Specialists

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Apartment 7 The Main House, Anlaby House Estate, Anlaby HU10 7AY

£199,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Forming part of this stunning building
- First floor apartment
- No forward chain!
- Two bedrooms
- Stunning living dining kitchen
- Modern bathroom
- Residents' parking with communal visitors' space
- Outstanding grounds
- Viewing is recommended!
- EPC: C

Forming part of this stunning historical building, this first floor apartment is presented to the market with no forward chain. Well presented throughout, the stunning high ceilings complemented by contemporary styling creates superb, executive style living. With Entrance Hallway with intercom entry/access, Spacious open plan Lounge, Dining Kitchen with island and built-in appliances, Two Bedrooms and a modern Bathroom. Outstanding communal gardens. Residents' parking with visitors' space. A truly exceptional property in an equally exceptional location, viewing is a must!

LOCATION

This apartment forms part of the Main House which is accessed from Beverley Road and Anlaby House is located on the right hand side, with a sweeping driveway and surrounded by residents' and visitors' parking and communal gardens. The property lies approximately 5 miles West of Hull city centre, and only 1 mile from the village of Anlaby which has an excellent range of local amenities and facilities including leisure facilities, restaurants and local schools including Wolfreton School within its catchment, and with Tranby and Hymers a short drive away. Nearby motorway access can be gained via the A63/M62 network. This apartment provides an ideal base for those wanting to commute further afield.

THE ACCOMMODATION COMPRISES

A door with intercom system to the side of Anlaby House leads into:

COMMUNAL ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

FIRST FLOOR

A door leads into the apartment with:

SPACIOUS ENTRANCE HALLWAY

LIVING DINING KITCHEN

25'10" maximum x 18'11" decreasing to 8'11" (7.87m maximum x 5.77m decreasing to 2.72m)
Sash windows to the front elevation, attractive wood laminate flooring flowing throughout, recessed shelving to the lounge/dining area and to the kitchen there is an extensive range of contemporary base units with work surfaces, induction hob with suspended stainless steel extractor over, single oven, integrated dishwasher, and space for fridge and freezer.

BEDROOM 1

11'10" x 8' (3.61m x 2.44m)
Sash window to the front and side elevations.

BEDROOM 2

13'11" decreasing to 11'1" x 8'7" dec'g to 4'9" (4.24m decreasing to 3.38m x 2.62m dec'g to 1.45m)
Sash window to the front elevation and two recessed areas.

BATHROOM

Modern three piece suite in white comprising panelled bath with thermostatic shower over and shower screen, wash hand basin set on Travertine tiled shelf and low level w.c. all beautifully complemented by Travertine tiling to the floor and splashbacks to wet areas.

OUTSIDE

There is a designated car parking space which is marked with the No. 7, and in addition there is a visitor parking facility which is available on a first come first served basis.
There is a ground floor service room for all residents accessed via key. Within this room is a storage area.
The communal gardens are maintained under the management agreement.

SERVICES

All mains services are available or connected to the property.

TENURE

We believe the tenure of the property to be Leasehold on a 999 year Lease commencing on 01.01.2007 (to be confirmed by the vendor's solicitor).

The management fee is normally £188.00 per month, however this is currently payable at £260.06 per month due to additional maintenance costs. This should only be for a further 6 months after which we have been advised it will revert to £188.00 per month. This should be verified by solicitors.

COUNCIL TAX

The Council Tax Band for this property is Band D.

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 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.
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