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

QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 12 The Ridings Lowfield Road, Anlaby HU10 7DH

**£80,000**

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

- Ground floor luxury apartment
- Fully refurbished
- No chain
- Over 55's development
- Stunning kitchen
- Modern shower room
- Newly fitted bedroom
- French door to communal gardens
- Viewing a must
- EPC - awaited

Located within this attractive, well maintained Over 55's complex ideally located for access to the village centre, we present to the market this exceptional refurbished ground floor apartment. With its own private French door opening out onto the communal gardens, the property enjoys uPVC double glazing and gas central heating, and in brief has welcoming entrance hallway with good sized storage room, lounge with modern fireplace, stunning newly fitted contemporary kitchen with built-in and integrated appliances, fitted bedroom and modern shower room.

Residents can participate in regularly arranged events and enjoy the communal facilities. There are communal gardens which are maintained under the maintenance agreement and the benefit of residents and visitors parking. This key turn property awaits its new owners to simply move in, unpack and enjoy living in this exceptional apartment.

## LOCATION

The Ridings is located off Lowfield Road and provides ease of access to the village centre of Anlaby where there is a good range of local shops and amenities. The local supermarkets are Morrisons, Aldi, Lidl and Waitrose, all within driving distance. Located only 3.5 miles west from the city centre of Hull.

The official name for Hull is KINGSTON UPON HULL and it is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

## THE ACCOMMODATION COMPRISES

## ENTRANCE

A door leads into the apartment having good sized storage cupboard which also houses the combi boiler.

## LOUNGE DINING ROOM

15'3 x 10'7 (4.65m x 3.23m)
uPVC double glazed window and uPVC double glazed French door opening onto the communal gardens. Modern granite fireplace with electric fire and TV aerial point. A contemporary oak glazed sliding door leads into the kitchen.

## KITCHEN

7'10 x 6'6 (2.39m x 1.98m)
Having stunning newly fitted contemporary soft close light grey gloss base and wall units with worksurfaces and tiled splashbacks. Neff hide-and-slide fan oven with a further Neff oven and microwave combination, induction hob and modern chimney extractor. Integrated fridge freezer and slimline dishwasher, space and plumbing for washing machine, sink unit with drainer.

## BEDROOM

12' x 9'7 (3.66m x 2.92m)
uPVC double glazed window to the rear elevation, modern fitted soft close light grey wardrobes incorporating drawers and hanging space.

## SHOWER ROOM

Modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash hand basin. Fully tiled with extractor.

## COMMUNAL AREAS

There is a communal residents' lounge and kitchen, and an overnight visitors apartment can be pre-booked via the House Manager. The communal gardens are beautifully tended, lawned with seating areas providing great outdoor space, and are maintained under the maintenance agreement. There is also a car park for residents and visitors on a first come first served basis.

## MAINTENANCE CHARGES

The property has a monthly maintenance charge of £170. This includes the maintenance of the communal gardens and communal areas, building insurance. Your solicitor will confirm this as this information is correct at the point of listing the apartment for sale.

The lease commence on the 26th January 2001 and is for 99 years. Therefore there is 78 years remaining.

There is a new management company formed called the The Ridings (Anlaby) Management Company Ltd. This is now held and run by the residents of The Ridings.

The development is an over 55 years of age complex.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property has an on demand water boiler, with wall mounted electric radiators on individual thermostats.

## 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).

## COUNCIL TAX

We believe 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.

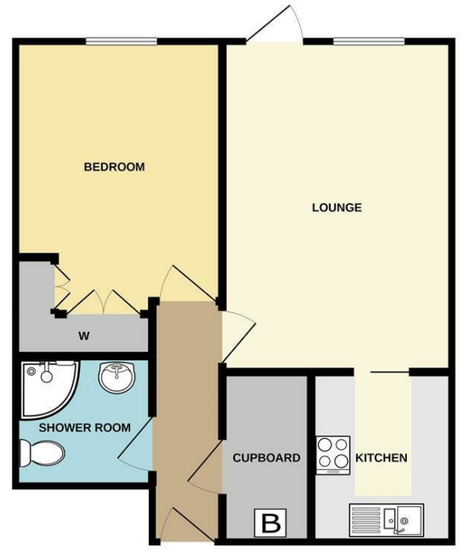
## FINANCIAL SERVICES

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 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




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 Metropix ©2022

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.