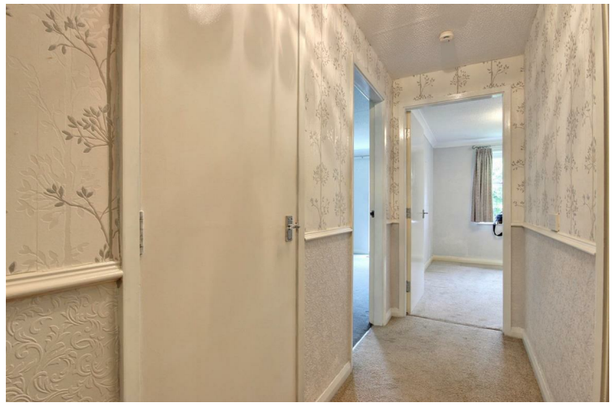


Quick & Clarke
PROPERTY SPECIALISTS

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

The Ridings Lowfield Road, Anlaby, Hull HU10 7DH

Offers in the region of £79,950

Beverley | Cottingham | Hornsea | Willerby

- Over 55's development
- First floor apartment
- No onward chain
- Lounge with balcony off
- Fitted Bedroom
- Modern Shower room
- Attractive communal gardens
- Lift service
- Car Park
- EPC: C Council Tax: B

This over 55's retirement, first floor apartment has lovely views from the Balcony over the communal gardens. With residents car parking on a first come first served basis, resident lounge and communal features and a loft serving the first floor, this apartment is offered to the market with no onward chain.

With Entrance Hallway, Lounge with balcony, Kitchen, Double Fitted Bedroom and a modern Shower room.

Ideally located for Anlaby village centre with bus service connecting from the edge of the development. Viewing is a 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

ENTRANCE HALLWAY

A door leads into the entrance hallway with good size storage cupboard.

LOUNGE DINING ROOM

16'2" x 10'8" (4.93m x 3.25m)
uPVC door and uPVC window opening onto the balcony, which were replaced in 2017 and come with Certas certificate and insurance, allowing splendid undisturbed views of the communal gardens. An opening leads into the kitchen.

KITCHEN

7'10" x 6'11" (2.39m x 2.11m)
Fitted base and wall units with work surfaces and sink unit and space for cooking.

BEDROOM

13'3" decreasing to 11'0" x 9'6" (4.04m decreasing to 3.35m x 2.90m)
uPVC double glazed window which was replaced in 2017 and come with Certas certificate and insurance to the rear elevation and wall of mirrored slide robes providing hanging and storage facilities.

SHOWER ROOM

7'2" x 5'6" (2.18m x 1.68m)
Three piece suite enjoying independent shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled walls and extractor.

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.

AGENT'S NOTE

No Ground Rent to pay. The service charge is £208 per calander month and includes buildings insurance, maintenance of communal grounds and facilities including all window cleaning.

There is an estate office which is serviced on a part time basis with a 24 hour alarm call system if required.

We are advised that both cats and dogs are generally accepted however permission must be requested from the Management Company Pure Bloc.

SERVICES

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

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

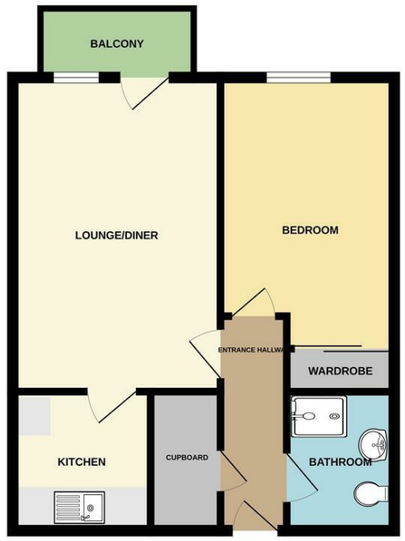
VIEWING

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

FIRST 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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