

Phone: 01964 533343

Email: info@hpsestateagents.co.uk

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ESTATE AGENTS



Birch Tree Drive Hedon Hull, HU12 8FH

Lifestyle, Leisure & Luxury – Superb Over 55s Apartment

A well-presented two-bedroom ground floor apartment, situated within the highly sought-after Holderness Grange Lifestyle Village for the over 55s. The property features a bright living room with patio doors opening onto a sun terrace overlooking landscaped surroundings, offering a peaceful outlook and easy access.

Residents benefit from an exceptional range of on-site facilities, including a Country Club with hair and beauty salon, gym, library with IT suite, arts and hobby room, family room, and an on-site restaurant.

The beautifully maintained grounds feature ornamental ponds and a bowling green, while further advantages include communal parking and a comprehensive security system, creating a safe, welcoming and community-focused environment.

EPC-C- Tax Band-A- Tenure- Leasehold

Offers In The Region Of £120,000

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Entrance Hall

12'10" x 8'4">4'5" (3.92 x 2.56>1.35)

Solid wooden fire door with peep hole leading to communal hall. Doors leading to bedrooms and bathroom, (All doors wheelchair friendly) and living room. Carpeted flooring plus electric storage heater. Airing cupboard housing emersion water tank also storage cupboard creating ample storage.

bedroom 1

10'11"x 10'5" (3.35x 3.18)

Fitted wardrobes create an elegant room plus plenty of storage. Carpeted flooring with an electric heater and window overlooking the side of the complex. Shelving finishes off this lovely room.

Bedroom 2

11'8" x 5'7" (3.57 x 1.72)

Delightful room boasting fitted wardrobes and shelving optimizing space. Ample room for a single bed and side table. Carpeted flooring adds the finishing touches to this room.

Bathroom

8'6" x 6'11" (2.61 x 2.13)

Tiled walls and flooring create a stylish wet room complimented with a vanity unit plus hand wash basin. Toilet as well as hand rails. Heated towel rail also an extractor fan.

Living Room

15'4" x 13'6" (4.68 x 4.12)

Light airy room with patio doors leading to the balcony. A feature of this room is the hearth and surround complimenting the electric fire. Carpeted flooring plus electric storage heater. Door leading into the kitchen.

Kitchen

11'8" x 6'2" (3.57 x 1.88)

Fabulous kitchen boasting wall and base units with work surfaces creating ample work space. Stainless steel sink plus drainer and a mixer tap. Tiled flooring also part tiled

walls adding style to this room.

Electric hob as well as an eclectic oven. Extractor hood too.

Sun Terrace

Wrought iron boundary with gate giving access to the communal car park. Space for a bistro set with pleasant views of the surroundings. Peaceful setting to relax or watch the wildlife.

Holderness Village Complex

A spectacular village complex for over 55's, a short distance from the market town of Hedon. It boasts many amenities such Bowling Green, Dance Studio with a variation of classes, Hobby Room, Hairdressers, Gym and Sauna, On-site Italian Restaurant, Beauty Salon, Munroes Bar plus weekly entertainment. (Residents have created a internal phone book of volunteers willing to take neighbours to doctors, hospital visits when needed). This complex has a very welcoming, homely feel to it . Highly recommend visiting Holderness Village Complex to see how wonderful it is.

Leasehold

Leasehold. 979 years (Lease is renewed when property is sold)

Subject to a service charge paid quarterly £636.88 (Covers communal heating, grounds maintenance cleaning communal areas). Service charge

Ground rent of £260 per annum (paid quarterly).

Quarterly Reserve Fund £32.95

There is also a sinking fund payment of 0.5% of the sale price on sale or purchase.

About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together

industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

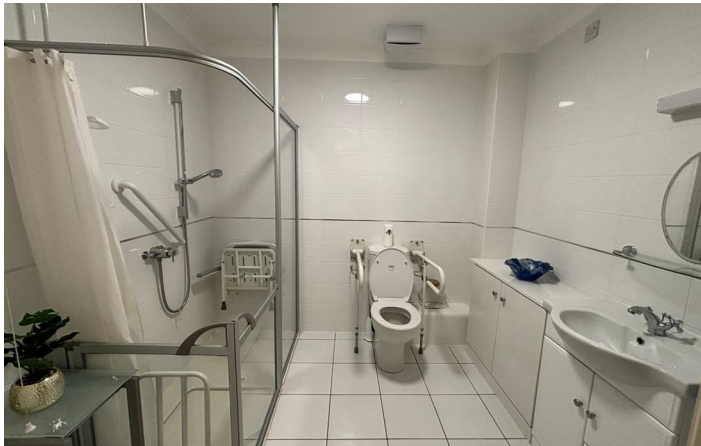
Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- Exclusive over 55s Apartment
- Peaceful location short distance from Hedon Town Centre
- Ground Floor apartment with patio doors
- Lovely areas to stroll around including pond and bowling green
- Exceptional range of on-site facilities
- Located within Holderness Grange Lifestyle Village
- Spacious bedrooms with fitted wardrobes
- Stylish kitchen boasting wall and base units
- Friendly complex, stylish and well maintained
- Highly recommend viewing this amazing apartment





Floor Plan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	