



37 The Square, Hessle, East Yorkshire, HU13 0AE

Telephone: 01482 645100

Riplingham Road, Raywell, HU16

£275,000



Band: D

- Second Floor Apartment
- Beautifully Presented
- Two Bedrooms & Two Bath/Shower Rooms
- Living Room with Stunning South-Facing Views
- Large Balcony Terrace Ideal for Entertaining
- Private Parking Space & Garage
- Visitor Parking & Extensive Communal Grounds
- Chain-Free!



# Hudson Property

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Offered with no chain and vacant possession, this beautifully presented apartment occupies the most wonderful position on the top floor of Raywell House, an outstanding Grade II Listed Georgian manor house built in 1803 for Daniel Sykes, the Hull & Beverley MP best known for his anti-slavery campaigning and philanthropy. Beyond the magnificent communal halls and staircases, the apartment itself comprises an entrance hall, hallway, kitchen/diner, utility room, living room, two bedrooms, and two bath/shower rooms. French doors from the kitchen open out onto a large balcony terrace ideal for entertaining and taking in the sounds and sights of the local countryside. Not only does the apartment come with communal access to around 6 acres of open parkland and woodland, it also has its own parking space and garage. Superbly located 7 miles from Beverley and Hull and only 30 miles from York, this apartment offers the ultimate opportunity to live at the height of East Riding elegance. Watch the video tour, and then contact Hudson's to book your viewing!

# Hudson Property

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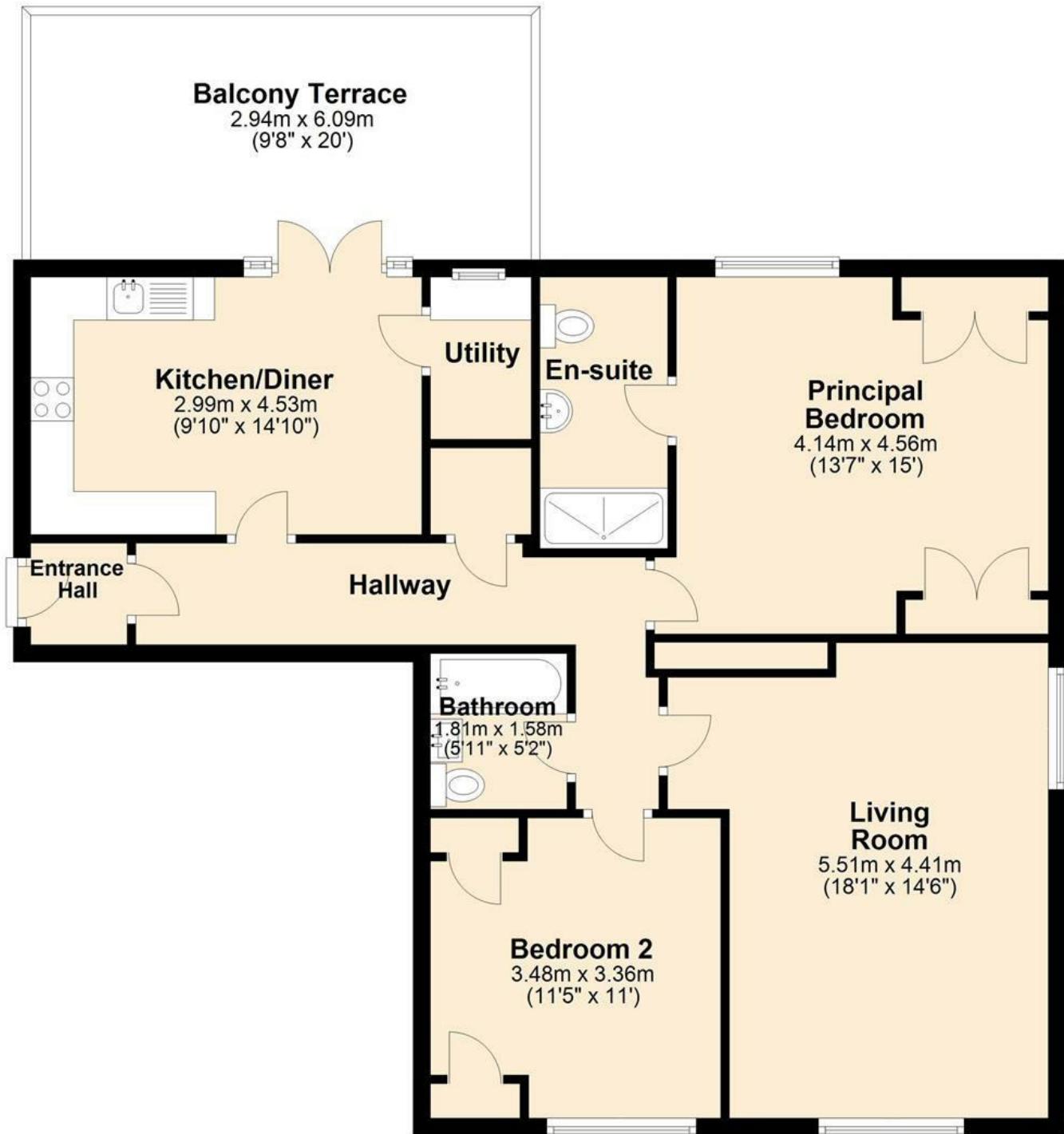
**OTHER INFORMATION:** We believe the property to be of solid wall construction, connected to mains electricity, water, landline telephone & Internet broadband. Drainage via septic tank, central heating powered by two oil-fired central heating boilers serving the whole building. **TENURE:** Leasehold with a share of the freehold. 125-year lease commencing 1st July 2007. Ground rent £100/year (fixed). Current service charge £275/month. Sinking Fund Contribution by each leaseholder: £30/month. Managing Agent: Pure Block Management Limited. Freeholder: Raywell House Management Limited, in which every leaseholder owns one share making up 100% of the company. Oil-fired central heating paid monthly in advance by all leaseholders, the cost varying according to usage and oil prices.



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**MEASUREMENTS:** Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs, images, and video footage taken, used or provided by Hudson Property are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images and footage may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited. All music used by Hudson Property is done so under licence.