

# Whitakers

Estate Agents



## 64 Kirk House, Anlaby, HU10 6EN

**£55,000**

Whitakers Estate Agents are pleased to introduce this well-presented first floor apartment in the ever-popular Kirk House development which is dedicated for over 55's in centre of the Anlaby village.

To gain access to the complex, the resident enters through the main resident's reception and can either use the lift or take the stairwell to the upper levels.

64 Kirk House is located on the second floor and briefly comprises : entrance lobby, spacious lounge, fitted kitchen, bedroom with views overlooking the carpark and communal green, fitted bedroom and bathroom furnished with a three-piece suite.

The apartment has the benefit of a range of facilities within the complex to include an on-site laundry, hairdressing salon, small library and recreational area. A pull cord alarm system is available throughout the apartment.



The accommodation comprises

Main residents reception

A lift leads to the second floor.

Private entrance hall

Wooden entrance door, built-in storage cupboard with access to the loft hatch and carpeted flooring.

Lounge



UPVC double glazed window, electric wall heater and carpeted flooring.

Kitchen



Laminate flooring and furnished with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and integrated oven with hob and extractor hood above.

Bedroom



UPVC double glazed window, electric wall heater, built-in wardrobe and carpeted flooring.

Bathroom



Central heating radiator, partly tiled with tiled flooring and furnished with a walk in shower enclosure with mixer shower, vanity sink with dual taps and low flush W.C.

Facilities

The apartment has the benefit of a range of facilities within the complex to include an on-site laundry, hairdressing salon, small library and recreational area. A pull cord alarm system is available throughout the apartment.

External



Externally the building is established upon well maintained grounds enjoying communal gardens to the front and rear along with a resident's car park.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL118064000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

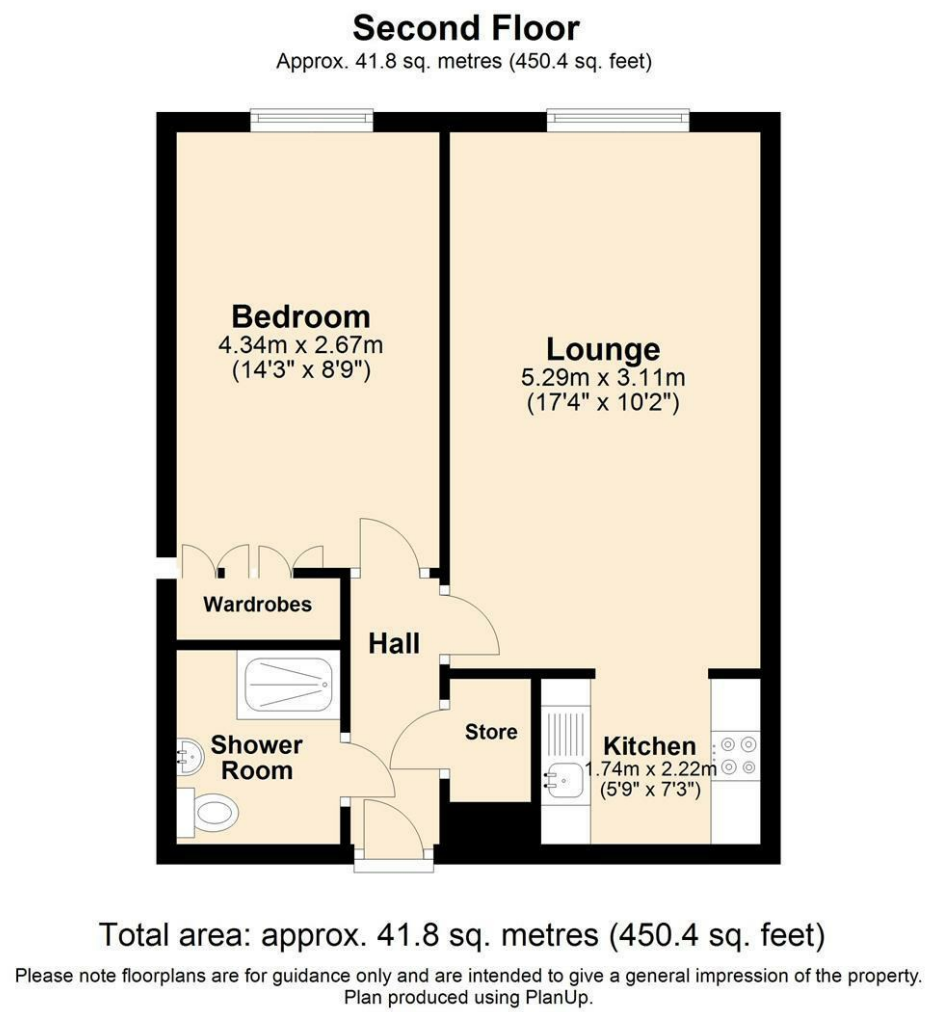
### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

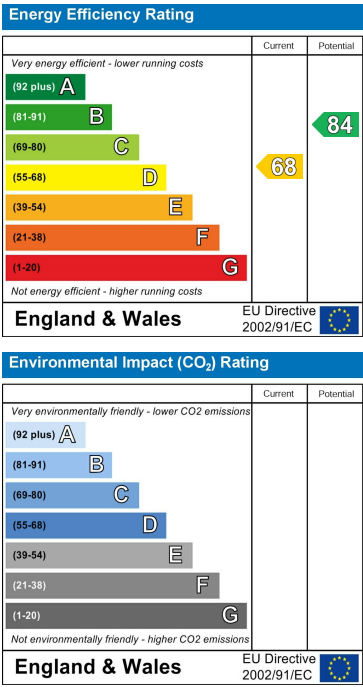
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.