

Whitakers

Estate Agents



10 Kirk House, Anlaby, HU10 6EJ

£65,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well-presented ground floor apartment in the ever-popular Kirk House development which is dedicated for over 55's in the Anlaby village – an area renowned for its close proximity to local amenities / leisure facilities (including shops / shopping parks, restaurants and the Haltemprice Leisure Centre and accompanying playing fields) and highly accessible transport links that lead to the Hull City centre / surrounding villages.

The accommodation is unique in comparison to its neighbours in the building by having a larger entrance hall – ideal for those in a wheelchair or who require the additional space - and a large window in the fitted kitchen which allows natural light to illuminate the room. There is also a master bedroom, a bathroom suite furnished with a three-piece suite and spacious lounge with patio doors that open onto the gardens to allow the resident to enjoy the sun in the summer months and provide a quick/easy access to the flat without needing to navigate through the main entrance.

The complex itself boasts a wide range of amenities to include: hairdressers, library, games room and guest room for visitors to stay which also makes it ideal for those who are unable to venture out as often and, as such, viewing at the earliest convenience is encouraged to avoid disappointment.

The Accommodation Comprises

Main Residents Reception And Entrance Hall

A lift provides access to the first and second floors.

Private Entrance Hallway



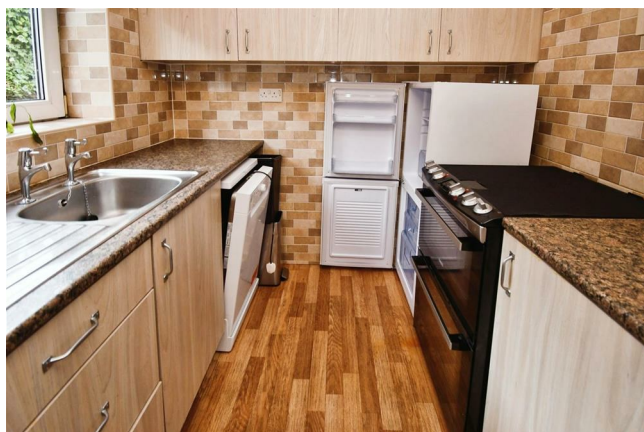
Electric heater, Upvc double glazed window and walk in storage cupboard.

Lounge 16'2" x 10'2" (4.95m x 3.10m)



Upvc double glazed French doors leading to paved patio area, electric fire, two electric storage heaters.

Kitchen 5'10" x 6'11" (1.78m x 2.11m)



Upvc double glazed window, laminate flooring and fitted with a range of floor and eye level units,

contemporary worktops with splashback tiles above, sink with dual taps and extractor fan.

Bedroom 16'4" x 8'7" (4.98m x 2.62m)



Upvc double glazed window and electric storage heater.

Bathroom 6'7" x 5'4" (2.01m x 1.65m)



Fully fitted and tiled with step in bath with dual taps and electric shower, pedestal wash basin with dual taps and a low flush WC, heated towel rail, extractor fan.

Patio

Low maintenance paved area to enjoy in the warmer months.

Communal 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.

The property has the added advantage of incorporating an East Riding Council Lifeline alarm system (both pull cord and remote pendant) for personal safety. There is a main door intercom, and a part-time caretaker who undertakes daily security calls if required.

Communal Gardens

The property is set in well kept gardens with residents parking.

Tenure

The property is held under Leasehold tenureship with a 99 year lease from 15th June 1988 to 15th June 2087. We have been informed by the Vendor that the service charge is currently of £126.00 PCM.

Council Tax Band
Council Tax band - B
Local Authority - East Riding Of Yorkshire

EPC Rating
EPC rating - TBC

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.

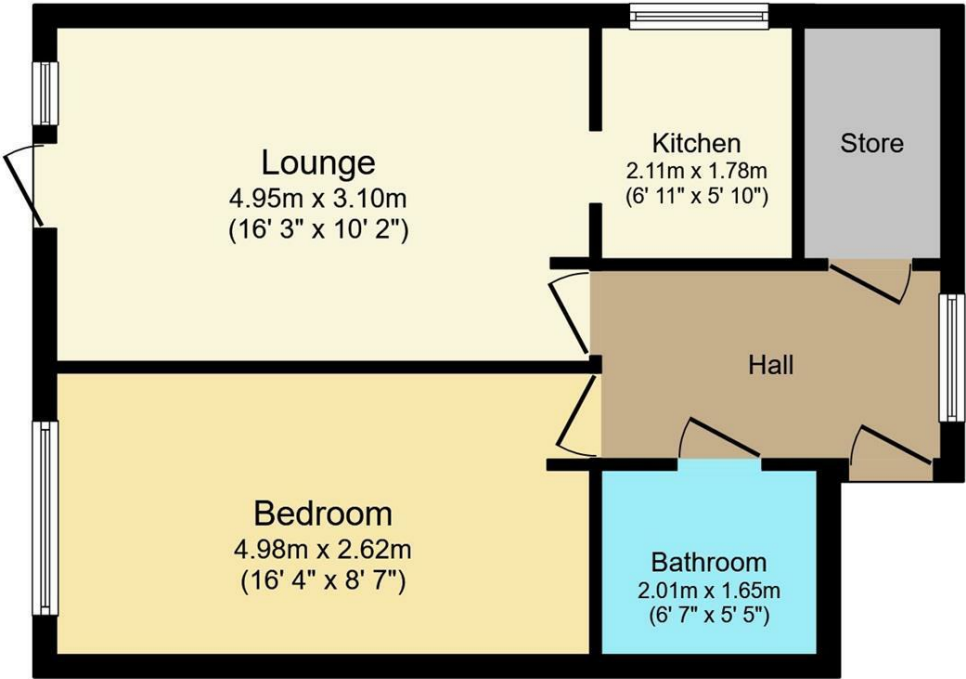
Free Market Appraisals / Valuations

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



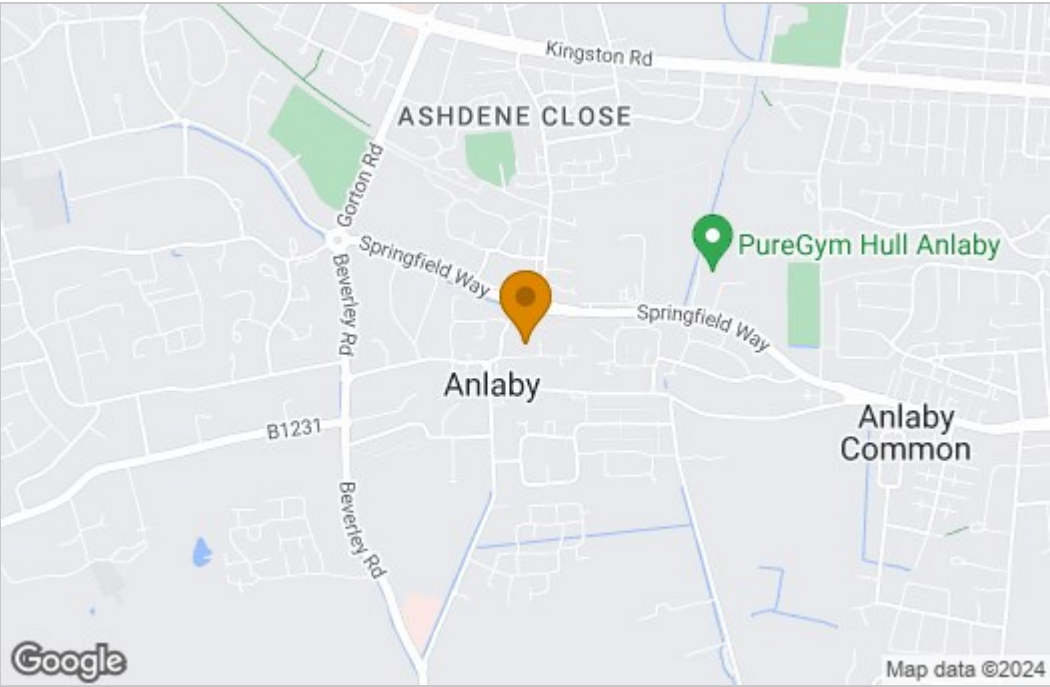
Floor Plan

Floor area 45.6 sq.m. (491 sq.ft.) approx

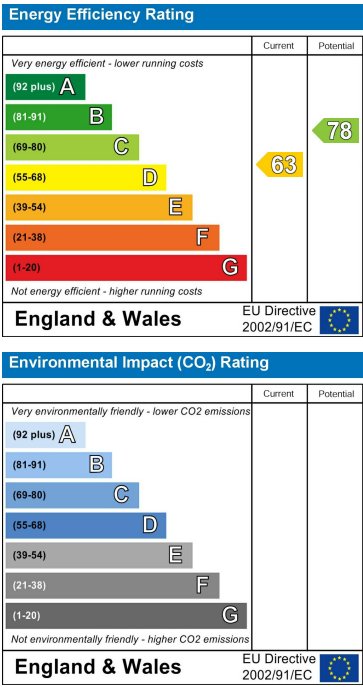
Total floor area 45.6 sq.m. (491 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.