

# Whitakers

Estate Agents



## Flat 13 Vickerman Close, Anlaby, HU10 7FS

**£140,000**

\*\*\* £5,000 Allowance Towards Deposit \*\*\*

Whitakers Estate Agents are pleased to introduce this immaculate ground floor apartment, situated just outside of central Anlaby to maintain close proximity to an abundance of local amenities and facilities without compromising on the tranquil environment of its cul-de-sac location.

The resident enters the complex through the communal entrance and then the flat using the private entrance door which leads to: a hallway with intercom system and built-in storage, open plan living-dining kitchen, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally the building is set in communal gardens, maintained by the management company through the service charge. One allocated car parking space is also available to the occupier.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Communal Hallway  
Access via Entryphone

Entrance door  
Leads to:

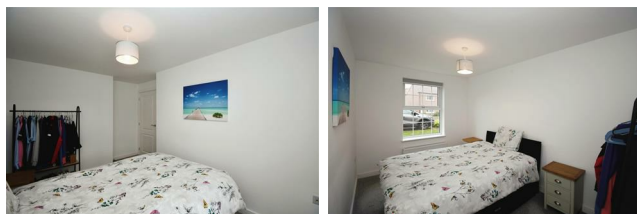
Hallway  
Gas central heating radiator and a storage cupboard.

Living dining kitchen 20'8" x 16'11" maximum  
(6.30 x 5.18 maximum )



Three Upvc double glazed windows, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops

Bedroom one 12'5" x 9'4" maximum (3.79 x 2.87 maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom two 10'5" x 7'9" maximum (3.18 x 2.37 maximum )



Upvc double glazed window and a gas central heating radiator.

Bathroom



Gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, extractor fan, down lighters and a storage cupboard housing the gas central heating boiler.

Communal gardens

The property is set in communal gardens, maintained by the management company through the service charge.

Residents parking

One allocated parking space.

Tenure

The property is held under Leasehold tenureship.

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL013013000

Council Tax band - B

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - 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

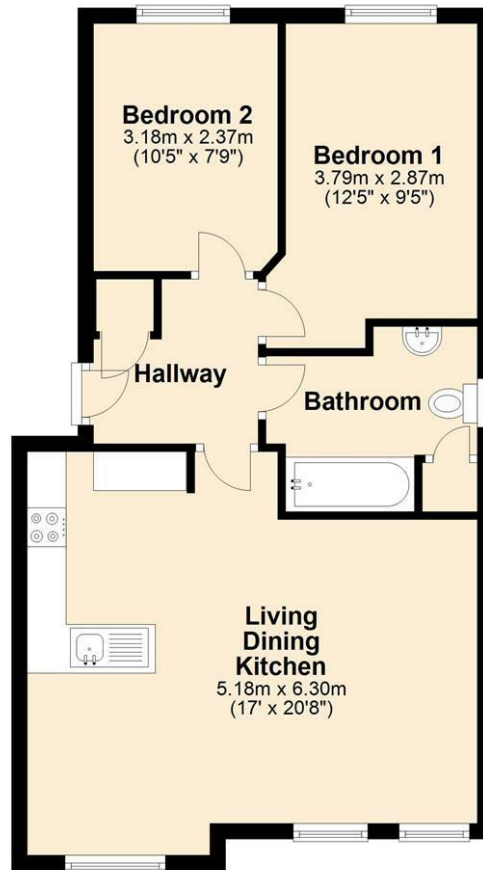
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.

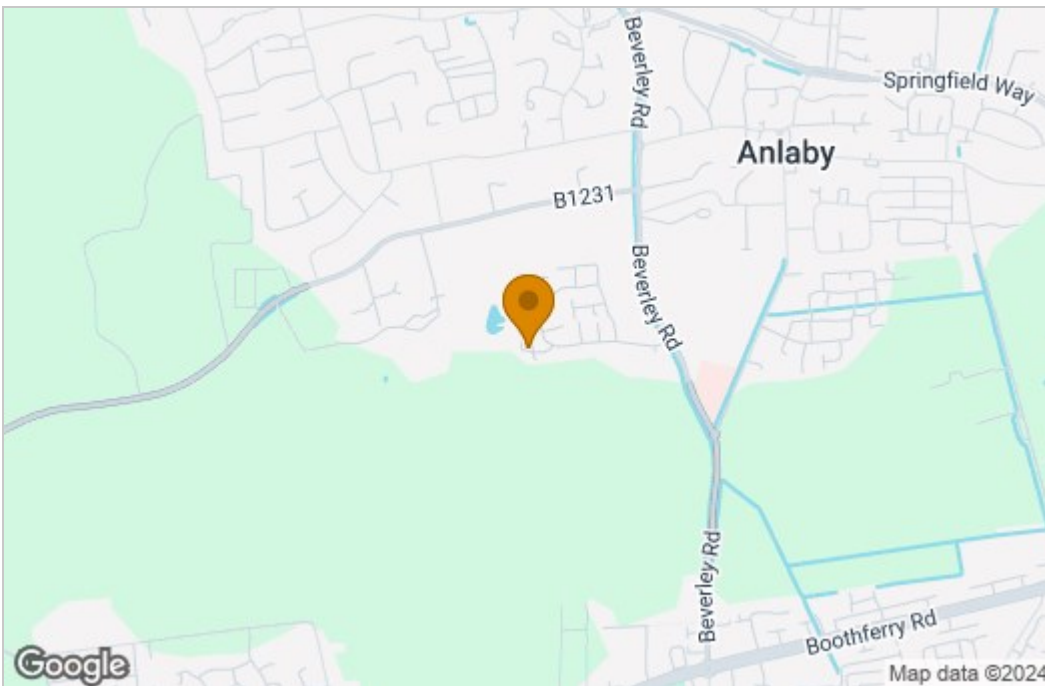
# Floor Plan

## Ground Floor

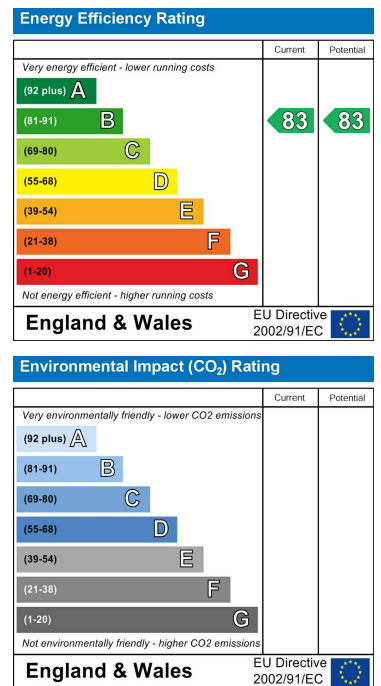


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.