



The Ridings, Lowfield Road, Hull, HU10 7DH  
£82,000


Philip  
**Bannister**  
Estate & Letting Agents

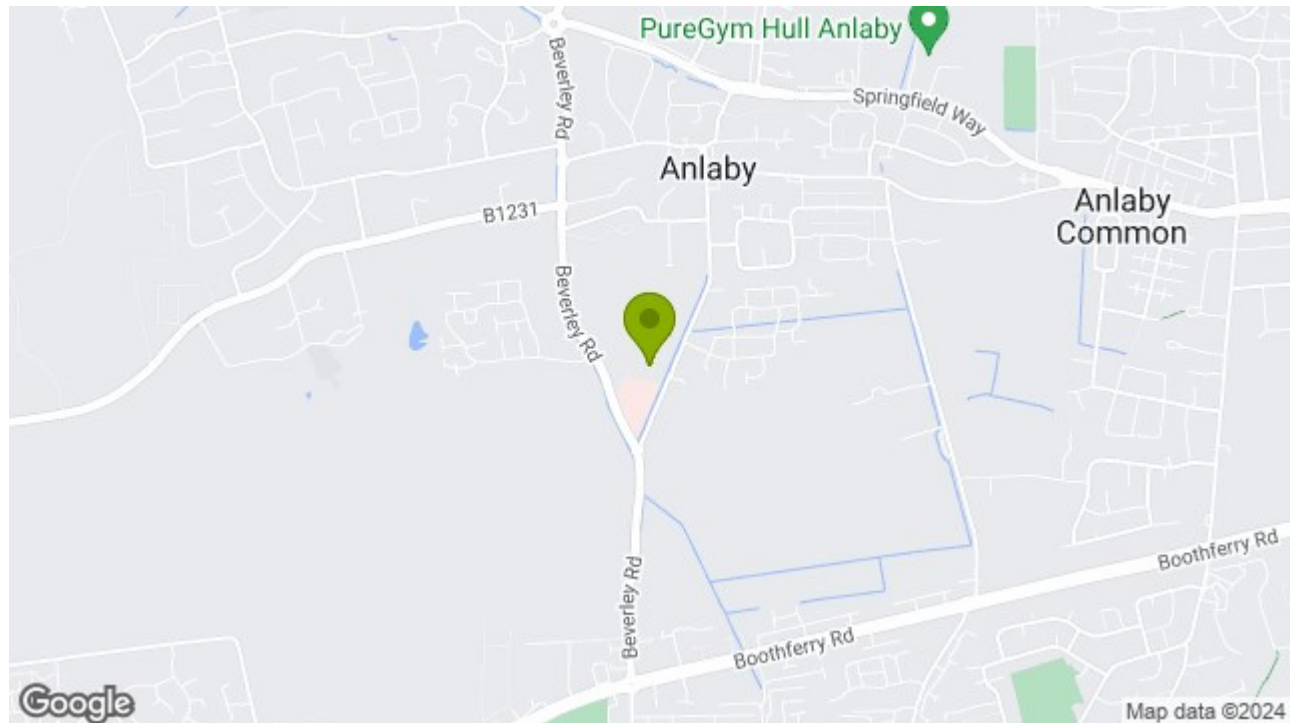
# The Ridings, Lowfield Road, Hull, HU10 7DH

A fabulously presented first floor apartment, situated within a wonderful over 55's independent living complex in the heart of Anlaby. With recently fitted shower room and kitchen this property really is a credit to it's current owner. With immaculately manicured grounds the property is located in a tranquil setting benefiting from a balcony to enjoy the space around it.

## Key Features

- Over 55's Complex
- Beautifully Presented Throughout
- Recently Fitted Kitchen
- Recently Fitted Shower Room
- Fantastic Communal Area
- Immaculately Maintained Grounds
- Balcony
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## LOCATION

The Ridings is located off Lowfield Road, Anlaby and provides excellent access in to the village. Situated approximately five miles to the West of Hull City Centre, Anlaby boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Public transportation runs through the village with good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with a storage cupboard off.

## SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m )

A modern shower room with a three piece suite comprising of a double shower enclosure, wash hand basin and a low flush WC. Further benefitting from partially tiled walls, a window to the front elevation and a heated towel rail.

## BEDROOM

9'6 x 11'6 (2.90m x 3.51m )

A beautifully presented bedroom with luxury vinyl flooring, sliding fitted wardrobes and a window to the rear elevation.

## LIVING ROOM

15'3 x 11 (4.65m x 3.35m)

A generous living room with luxury vinyl flooring, feature fireplace housing an electric fire and a window and door giving access to the balcony.

## KITCHEN

7'9 x 8 (2.36m x 2.44m)

A superbly appointed modern kitchen with grey shaker wall and base units, laminated worksurfaces and upstands. Integrated appliances include an Induction Hob, Washing Machine, Extractor Hood and a Composite Sink Unit, with further space for a Fridge Freezer.

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

DOUBLE GLAZING - The property has the benefit of

replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Leasehold.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and

are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers £100 Lockings Solicitors £100



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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