

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



32 Haldenby Court, West End, Swanland, East Yorkshire, HU14 3PQ

- 📍 Over 60's Living
- 📍 First Floor Apartment
- 📍 Move Straight In
- 📍 Council tax Band = C
- 📍 1 Bedroom
- 📍 Smart Communal Areas
- 📍 Central Village location
- 📍 Leasehold/EPC = C

Offers Over £55,000

INTRODUCTION

Haldenby Court is a bespoke complex specifically designed for the over 60's and is situated within the centre of this lovely village. The complex provides individual apartment living which is complimented by smart communal areas and facilities such as a meeting lounge, guest suite and maintained gardens. "Piece of mind" is a big feature with the development having a House Manager based in the complex during day time hours, a secure intercom entry system and a 24 hour emergency care line system. This first floor apartment can be access via a lift or stairs and is ready to move straight into, briefly comprising a spacious lounge, kitchen, double bedroom with fitted wardrobes and a shower room. There is uPVC double glazing and electric storage heating. The communal gardens are largely walled and lawned which enjoy a southerly facing aspect. Resident and visitors parking is available within the courtyard.

LOCATION

Haldenby Court is situated along West End in Swanland. One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club, churches and public house which has a well regarded food offering. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provies intercity connections.

ACCOMMODATION

A secure intercom entry system gives access to the communal entrance reception. A lift or staircase provides access up to the first floor. A corridors leads to the private entrance door of the apartment.

HALLWAY

With large storage cupboard also housing water cylinder.

LOUNGE

17'3" x 10'7" approx (5.26m x 3.23m approx)

With window to the east which enjoys the morning sun.



KITCHEN

Having a range of fitted units, sink and drainer, integrated oven, hob and filter hood above, freestanding fridge and freezer. Tiling to the walls.



BEDROOM

14'1" x 8'8" approx (4.29m x 2.64m approx)
With built in fitted wardrobes having concertina mirrored fronted doors, window to east elevation.



SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower area, tiling to walls.



COMMUNAL AREAS

There is a lovely communal residence lounge plus kitchen, ideal for morning coffee and chat. There is also a laundry room. A guest suite with en-suite is also available for visits charged at £20 - £25 per night. Resident's can also use the guest suites in any other McCarthy and Stone facility across the country.



OUTSIDE

Haldenby Court has a very pleasant communal gardens which are predominantly south facing and walled. Resident's and visitors parking is available within the rear courtyard.



TENURE

Leasehold - 125 lease term which started from October 1991.
Ground Rent - £214.51 paid twice a year
Service charge - £1201.64 paid twice a year

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

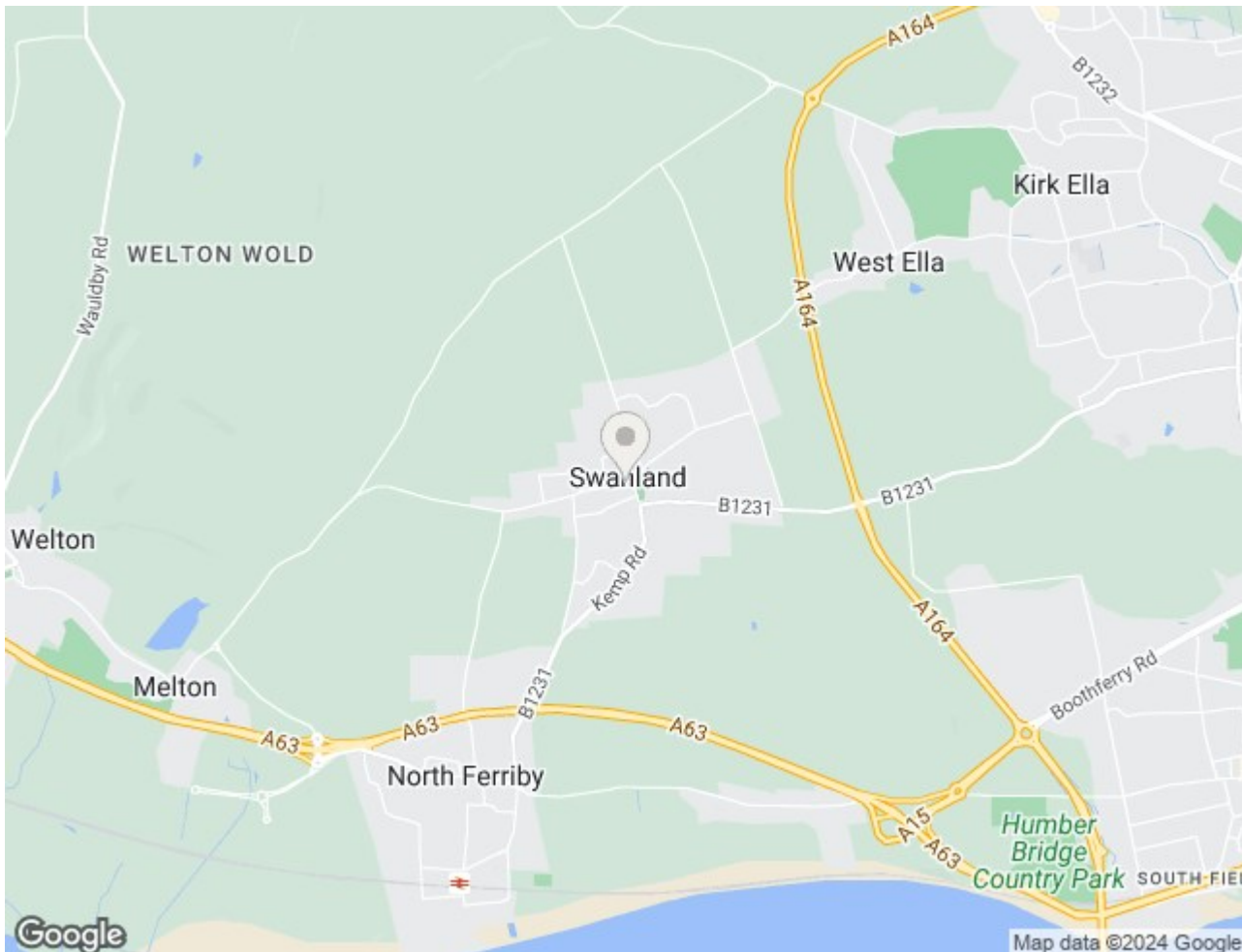
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

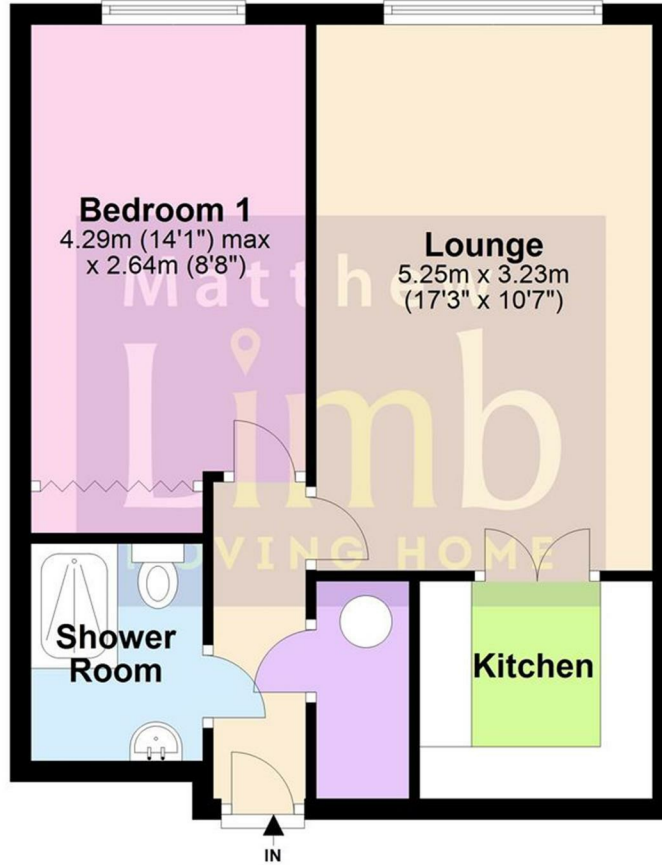
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 43.8 sq. metres (471.3 sq. feet)

