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Matthew
Limb
MOVING HOME



46 The Ridings, Lowfield Road, Anlaby, East Yorkshire, HU10 7DH

- 📍 Lovely Apartment
- 📍 Modern Kitchen
- 📍 Lounge with Balcony
- 📍 Council Tax Band = B
- 📍 Bedroom With Wardrobes
- 📍 Many Facilities
- 📍 Over 55's Complex
- 📍 Leasehold/EPC = C

£72,500

INTRODUCTION

This lovely first floor apartment has an aspect to the south west across the gardens of The Ridings which is a complex specifically designed for the over 55's. The Ridings provides independent living with piece of mind having an in house caretaker during working hours Monday - Friday, plus many communal facilities such as a residents lounge and well tended gardens. The property has the benefit of recently installed modern kitchen which compliments a lounge with access out to the balcony, double bedroom with fitted wardrobing and bathroom. There is electric storage heating and uPVC double glazing installed. The complex includes a communal residents lounge, laundry area, a secure intercom entry system and excellent parking facilities.

LOCATION

The Ridings is located off Lowfield Road close to its junction with Beverley Road on the southern fringe of Anlaby. The immediate villages of Anlaby, Willerby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities. There is a regular bus service nearby to the surrounding areas and Hull city centre. There is a Morrisons supermarket within close proximity including the newly-developed shopping park which includes an M&S Simply Food outlet. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

Accessed through the main entrance to the complex, the property is situated on the first floor with its own residential entrance door.

HALLWAY

With large storage cupboard situated off housing the hot water tank.

LOUNGE

15'4" x 11'2" approx (4.67m x 3.40m approx)

With window to rear and door opening out to the balcony.



BALCONY

The balcony has a lovely aspect across the communal grounds and enjoys a south westerly aspect. There is also an awning to provide shade.



KITCHEN

7'10" x 7'10" approx (2.39m x 2.39m approx)
Recently refitted with an excellent range of base and wall mounted units complimented by work surfaces. There is a sink and drainer, integrated oven, hob and extractor hood. Space for a fridge freezer.



BEDROOM 1

12'1" x 9'6" approx (3.68m x 2.90m approx)
With window to front elevation. Fitted wardrobing with sliding mirrored fronted doors.



BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower attachment.



OUTSIDE

Neatly tended lawned communal gardens surround the complex and there is a communal parking area for residents and visitors.

TENURE

Leasehold - with a share of freehold.
Lease term of 999 years from March 2023.
Service charge is £185 per month.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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.

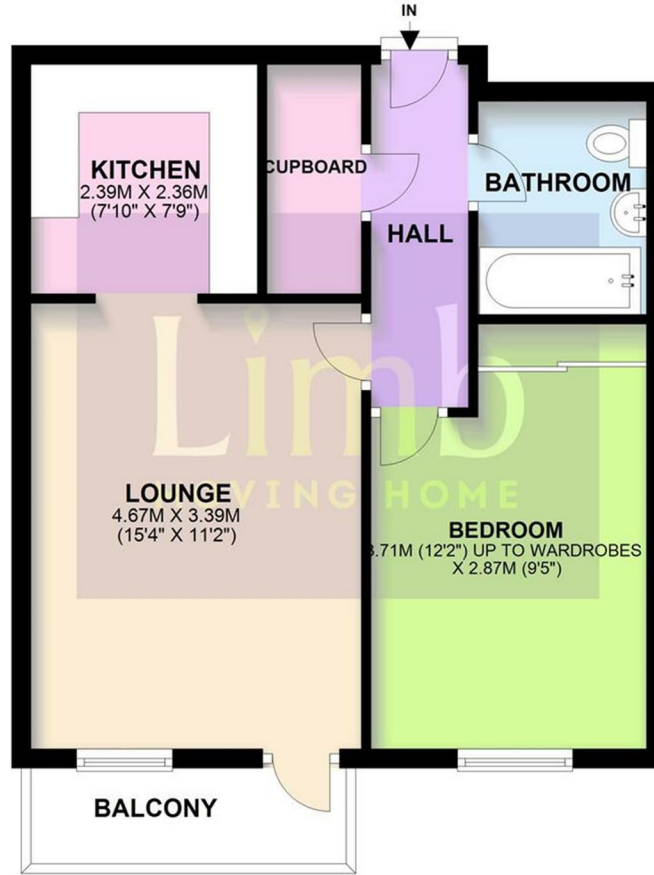
VALUATION SERVICE

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. 44.9 SQ. METRES (483.5 SQ. FEET)



TOTAL AREA: APPROX. 44.9 SQ. METRES (483.5 SQ. FEET)

