

# Whitakers

Estate Agents



## Kirk House Pryme Street, Hull, HU10 6EL

**£59,950**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this well-presented first floor apartment in the ever-popular Kirk House development which is dedicated for over 55's in the Anlaby village and 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.

To gain access to their dwelling, the occupier enters the building through the communal entrance and can then access the first floor using either the lift or the staircase. A short walk will lead them to their private door which opens to the flat that briefly comprises : hallway with large storage cupboard, spacious lounge with fitted kitchen, double bedroom with built in wardrobe and a shower room furnished with a three piece suite.

Externally the building is established upon well maintained grounds enjoying communal gardens to the front and rear along with a resident's car park.

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

The accommodation comprises

**Communal entrance**

A lift provides access to the first and second floors.

**Private entrance hall**

Wooden door, built in storage cupboard, emergency pull cord system and carpeted flooring. Leading to :

Lounge 17'8" x 10'3" (5.39 x 3.13 )



UPVC double glazed window, electric storage heater, electric fireplace with marbled inset / hearth and decorative wooden surround and carpeted flooring.

Kitchen 5'5" x 7'3" (1.67 x 2.21 )



Laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and oven with extractor hood above.

Bedroom 14'4" x 8'8" (4.39 x 2.66 )



UPVC double glazed window, electric storage heater, built in wardrobes and carpeted flooring.

**Bathroom**



Electric heater, fully tiled with Lino flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, vanity sink with dual taps and low flush W.C.

**External**



Externally the complex is established upon well maintained grounds enjoying communal gardens to the front and rear along with a resident's car park.

**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.

**Tenure**

The property is held under Leasehold tenureship.

**Council tax band**

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL118054000

Council Tax band - B

EPC rating  
EPC rating - B

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Medium  
Mobile Coverage / Signal - TBC  
Broadband - TBC  
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

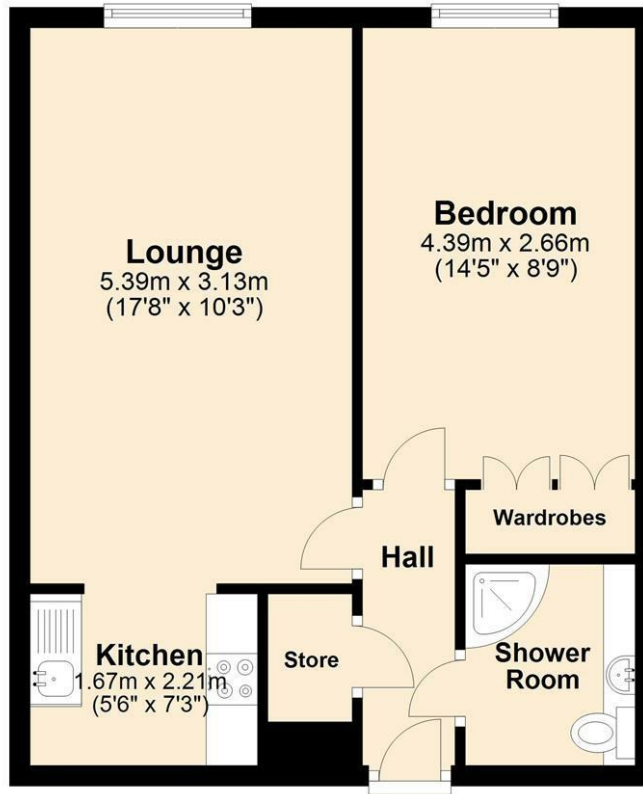
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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

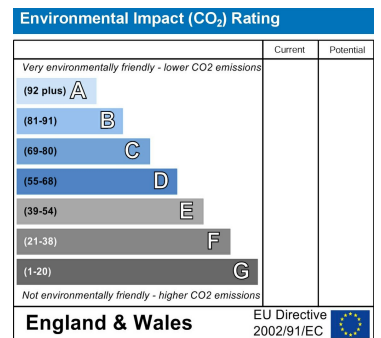
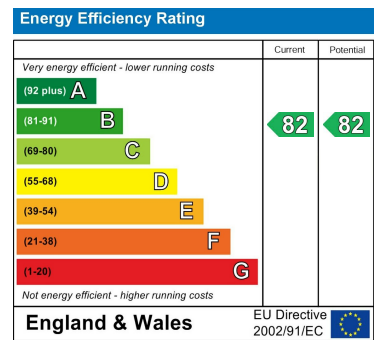


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.