



**39 Haldenby Court West End, Swanland HU14 3PQ**  
**£65,000**

- Over 55s development
- First floor apartment
- Beautiful views of the rear walled garden
- No forward chain
- Lounge with fireplace
- Kitchen with window
- Modern shower room
- Fitted double bedroom
- Car park for residents and visitors
- EPC Rating C; Council Tax Band: C

Located in the heart of this most desirable and popular East Riding village we are delighted to offer to the market this well presented first floor apartment. Offered with no forward chain, this property is quite unique in respect of all the windows which overlook the beautiful walled gardens creating a superb backdrop and view. The property has uPVC double glazing and electric heating and in brief comprises entrance hallway, lounge with modern fireplace, kitchen with built-in appliances, modern shower room, fitted double bedroom and storage. There is a lift serving the ground to first floor, and on the ground floor there is a laundry room with store room for residents' use. There is also a visitors' apartment which can be pre-booked for a nominal charge. There is a communal kitchen area and residents' lounge; ideal for relaxing in or socialising with the other residents. The property also has the benefit of an intercom. Make this your next move as this truly delightful retirement apartment is one not to be missed.

## LOCATION

Haldenby Court is located in the centre of Swanland.

Swanland is one of the most prestigious addresses within the West Hull villages and benefits from a small range of amenities within the village itself. There are excellent education facilities in the area and good access into Hull and, of course, the motorway network to the West.

## THE ACCOMMODATION COMPRISES

### FIRST FLOOR

Accessed via either a residents' lift or staircase.

## THE APARTMENT

Door leading into:

### ENTRANCE HALLWAY

Storage cupboard.

### LOUNGE

14'4" x 12' (4.37m x 3.66m)

Tilt and turn uPVC double glazed window offering splendid views over the walled rear garden, modern fire surround with electric fire and TV aerial point.

### KITCHEN

10'8" x 7'6" maximum (3.25m x 2.29m maximum)

uPVC double glazed window overlooking the communal gardens, fitted base and wall cupboards with work surfaces and tile splashbacks, space for under counter fridge and separate freezer, sink unit with drainer, ceramic hob with single electric oven and extractor.

### BEDROOM

17'9" maximum x 8'9" (5.41m maximum x 2.67m)

uPVC double glazed window overlooking the communal rear gardens and fitted slide robes providing hanging and storage facilities.

### SHOWER ROOM

7'9" x 5'6" (2.36m x 1.68m)

Modern three piece suite in white comprising independent shower cubicle, wash hand basin set in vanity unit, low level w.c. with splashbacks to wet areas and towel radiator.

### OUTSIDE

Communal gardens which are lawned and planted. There is a residents car park.

### AGENT'S NOTE

Residents have the use of a residents' lounge with kitchen area, and a visitor apartment with en-suite facilities which is pre-bookable for a nominal charge.

The management company is First Port Property Services [www.firstport.co.uk/about-us/our-group/firstport-property-services](http://www.firstport.co.uk/about-us/our-group/firstport-property-services). The annual budget is approved in August each year. Leasehold management is by Estates & Management Limited, Berkeley House, 304 Regents Park, London, N3 2JX [www.e-m.uk.com](http://www.e-m.uk.com)

### SERVICES

Mains electric, water and drainage are available or connected to the property.

### CENTRAL HEATING

The property benefits from an electric heating system.

### DOUBLE GLAZING

The property benefits from uPVC double glazing.

### TENURE

We believe the tenure of the property to be Leasehold, held on a 125 year Lease commencing in October 1991. The current Ground Rent is £214.51 paid twice a year and the Service Charge is £1201.64 paid twice a year (this will be confirmed by the vendor's solicitor).

### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

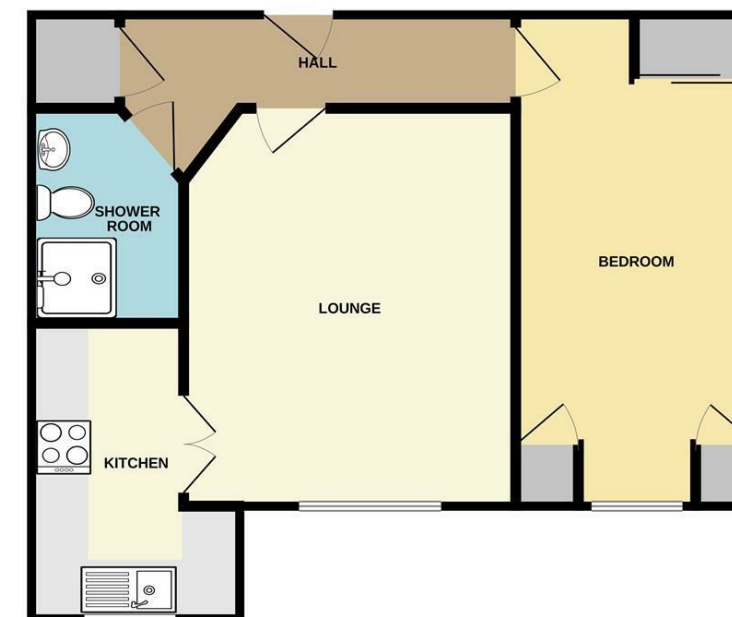
### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email [willerby@qandc.net](mailto:willerby@qandc.net)

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac C2024