



**75 Kirk House Pryme Street, Anlaby HU10 6EN**  
**Guide Price £79,950**



- Super impressive retirement apartment
- Purpose built over 55's development
- Stunning kitchen and bathroom
- Open plan living
- Active and friendly community with regular events
- Very close to Anlaby's amenities
- Council tax band B
- EPC rating B

Without doubt, one of the most stunning apartments we have offered for sale in Kirk House. Having undergone an extensive refurbishment program, the property has a fabulous contemporary feel and is most certainly in move-in condition!

Situated on the second floor of this purpose built over 55's retirement block and in a fabulous position with convenient access to the amenities of Anlaby village centre and Springfield Way retail park, the property makes a lovely home. Kirk House itself is a friendly community which organises a number of social activities and also benefits from a generous amount of communal parking, well-maintained gardens and a free to use laundry service for the residents.

Viewing of this property is highly recommended.

#### LOCATION

The property is located on the second floor of Kirk House which forms a quadrant around the communal gardens and car park. With intercom access from the entrance hall, the lifts lie adjacent which take you up to the second floor. There are also staircases to provide convenient access to the apartment.

Situated on Pryme Street, a cul-de-sac which leads off from Wolfreton Drive, the property is in a superb position to access the very broad array of amenities on offer in Anlaby village and also on the Springfield Way retail park.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Composite front door with spyhole, large shelved out storage cupboard also containing the hot water tank.

##### OPEN PLAN LIVING DINING KITCHEN

23' x 10'3 reducing to 7'4 (7.01m x 3.12m reducing to 2.24m)  
A stunning open plan living dining kitchen offering a well-proportioned space which can accommodate not only the kitchen but living and dining room furniture if required. The impressive kitchen offers a range of wall and base storage units with dark grey fronts and complementing grey worksurfaces. Four ring induction hob with glass splashback and extractor over, integrated oven, microwave, fridge, freezer, washing machine and wine cooler. Composite sink and drainer, window to the southerly elevation and modern electric heater.

##### BEDROOM

14'7 x 8'8 (4.45m x 2.44m)  
A well-proportioned double bedroom with a range of fitted wardrobes and window to the front elevation.

##### BATHROOM

6'6 x 5'6 (1.98m x 1.68m)  
Three piece suite comprising panelled bath, vanity unit with back to the unit WC and semi-recessed wash basin, chrome heated towel rail, fully tiled walls and floor.

##### SERVICES

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

##### HEATING

The property benefits from electric heating.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (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

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SECOND FLOOR



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While 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 by any prospective purchaser. The services, systems and specifications shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Metaphor CS2024