



Ella Park, Anlaby HU10 7EP

Welcome to

Ella Park, Anlaby

GUIDE PRICE £130,000 - £140,000

Lovely First Floor Apartment In Anlaby with - Private Entrance Hall, Lounge, Fitted Kitchen, 2 Double Bedrooms, Family Bathroom, Communal Gardens & Allocated Parking Space! Call now to book your viewing!



Private Entrance Hall

With double glazed door to the side and stairs leading to the First Floor apartment.

Lounge

12' 3" x 18' (3.73m x 5.49m)

With double glazed window to the rear, gas fire with stone effect surround (currently capped off), radiator, television point and coving to the ceiling.

Kitchen

8' 4" x 12' 3" (2.54m x 3.73m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, walk in storage cupboard housing gas boiler, plumbing for an automatic washing machine, plumbing for a dishwasher, spot light points and double glazed window to the front.

Landing

With radiator, storage cupboard, coving to the ceiling and loft access.

Bedroom 1

10' 4" x 12' 5" to rear of wardrobes (3.15m x 3.78m to rear of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

6' 8" x 9' 3" (2.03m x 2.82m)

With double glazed window to the rear, storage cupboard, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

With communal gardens and allocated parking space.



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Welcome to

Ella Park, Anlaby

- GUIDE PRICE £130,000 - £140,000
- First Floor Apartment In Anlaby
- 2 Double Bedrooms
- Allocated Parking Space
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 804.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111257 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



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