



**Vickerman Close, Anlaby HU10 7FS**

***Welcome to***

**Vickerman Close, Anlaby**

GUIDE PRICE £130,000 - £150,000

Stunningly Presented Apartment In Anlaby with - Private Entrance Hall, Lounge/Kitchen/Diner, 2 Bedrooms, Family Bathroom, Communal Gardens & Allocated Parking Space! Call us now and book your viewing!



## Entrance Hall

With door to the side, storage cupboard and radiator.

## Lounge/Kitchen/Diner

With 3 double glazed windows to the rear, fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, 2 radiators, integrated fridge freezer, integrated dishwasher and spot light points.

## Bedroom 1

With double glazed window to the front and radiator.

## Bedroom 2

With double glazed window to the front and radiator.

## Bathroom

Bathroom with bath with mains shower over, glazed shower screen, concealed cistern w/c, wash hand basin, radiator, spot light points, extractor fan, cupboard housing central heating boiler and double glazed window to the side.

## Outside

With communal gardens and allocated parking space.



***view this property online*** [williamhbrown.co.uk/Property/WBY111447](http://williamhbrown.co.uk/Property/WBY111447)



## Welcome to

### Vickerman Close, Anlaby

- GUIDE PRICE £130,000 - £150,000
- 2 Bedroom Apartment In Anlaby
- Beautifully Presented Throughout
- Open Plan Lounge/Kitchen/Diner
- Communal Gardens & Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1320.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. 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 - £150,000**



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Property Ref:  
WBY111447 - 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.



Please note the marker reflects the postcode not the actual property



william h brown



**01482 653111**



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