



Haldenby Court, Swanland, HU14 3PQ  
£65,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Haldenby Court, Swanland, HU14 3PQ

Discover comfortable and convenient retirement living in this spacious 1-bedroom first-floor apartment designed for those over 55. Situated in the heart of Swanland, accessibility is assured with the added convenience of a lift. The apartment boasts a generous lounge diner, fitted kitchen, a double bedroom complete with fitted wardrobes, and a bathroom. Residents can enjoy a range of communal facilities, including a welcoming lounge with a kitchenette, a convenient laundry room, and meticulously maintained gardens. With dedicated residents' and visitor available, this retirement apartment offers both comfort and practicality.

## Key Features

- Well Presented Over 55's Apartment
- Spacious Accommodation
- First Floor With Lift Access
- Fitted Double Bedroom
- Good Sized Lounge Diner
- Resident Parking + Visitor Parking
- Communal Lounge & Gardens
- Careline Facility To Apartments
- No Chain
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## LOCATION

The property is located within the Haldenby Court Retirement Complex in the heart of Swanland. The picturesque village is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/M62 motorway link. There are train stations at nearby villages of North Ferriby & Brough.

## COMMUNAL FACILITIES

The impressive range of on-site facilities include a luxuriously furnished residents sitting room providing a great social area and is used for group activities. There is a communal kitchen, coffee lounge and laundry room. Also featured within the development is a guest suite which is available for residents to pre-book for their guests to stay (charges are applicable).

## THE APARTMENT

The apartment is located upon the first floor and can be accessed via a lift or staircase.

## ENTRANCE HALL

Allowing access to the property through a residential entrance door. With a wall mounted intercom connecting to the main door of the development, deep storage cupboard with shelving housing hot water cylinder and internal doors to:

## LOUNGE DINER

15'8 x 10'7 extending to 14'7 (4.78m x 3.23m extending to 4.45m)

A larger than average reception room with a window to the side elevation. There is ample space for a living and dining suites along with a separate alcove housing a feature fireplace. Glazed doors lead to:

## KITCHEN

7' x 7'3 (2.13m x 2.21m)

The kitchen is fitted with a range of wall and base units mounted with complementary worksurfaces beneath tiling, a stainless steel sink unit, integrated mid-level oven, electric hob and extractor hood. There is space for an undercounter appliances.

## DOUBLE BEDROOM

13'8 x 8'8 (4.17m x 2.64m)

A spacious double bedroom with a range of fitted wardrobes to one wall, a second mirror fronted built-in wardrobe and a window to the side elevation.

## BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a three piece suite comprising panel bath with shower head and console over, low flush W.C and inset vanity basin to storage unit. There is a tiling to the walls.

## OUTSIDE

The development stands within delightful communal grounds. The gardens are essentially walled and mainly lawned to take advantage of the sunshine enjoying west and southerly aspects.

## PARKING

An allocated car parking space is provided for the subject apartment together with spaces available for visitors.

## DEVELOPMENT FACILITIES

A 24 hour careline is available using a cord pull located in all rooms.

A Manager is on the premises from Monday to Friday in a ground floor office.

There is a large Communal Lounge with adjoining Kitchenette supplied with crockery for preparation of hot and cold drinks.

A spacious Laundry Room on the ground floor has two large washing machines, two large tumble driers, sink, iron and ironing board.

A Guest Room is available for a reasonable charge on the first floor, with twin beds, T.V. and en-suite facilities.

There is a Lift to the first floor.

The building and public areas are maintained and cleaned.

The exterior windows are all cleaned regularly.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property has the benefit of an intercom connecting to the main entrance.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



## TENURE

We understand that the property is Leasehold - details TBC

## VIEWINGS

Strictly by appointment with the sole agents.

## AGENT NOTES.

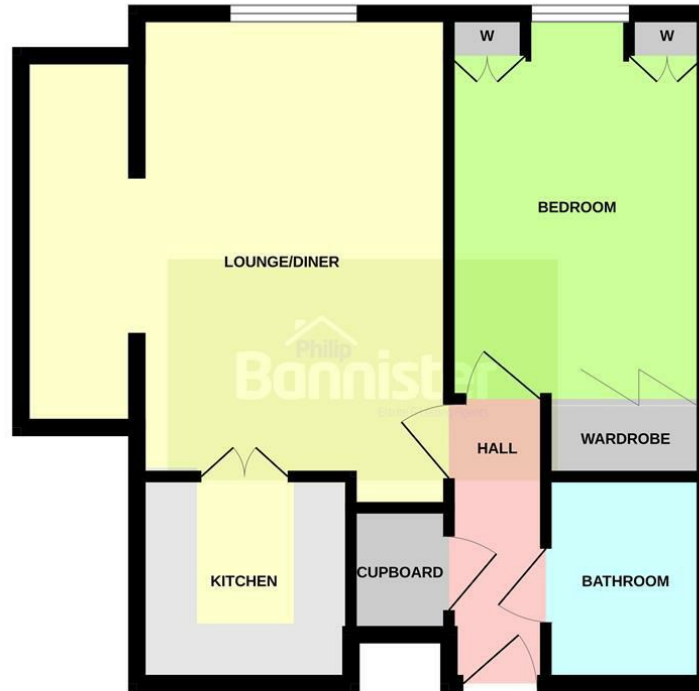
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capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



FIRST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.  
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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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