



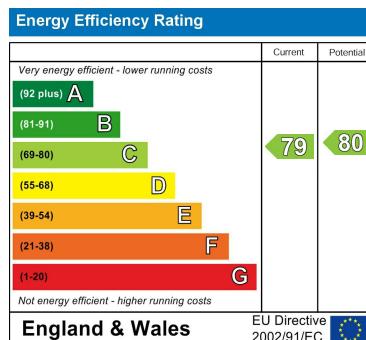
Holdenby Court, Swanland, HU14 3PQ  
£85,000

Philip  
**Bonnister**  
Estate & Letting Agents

# Haldenby Court, Swanland, HU14 3PQ

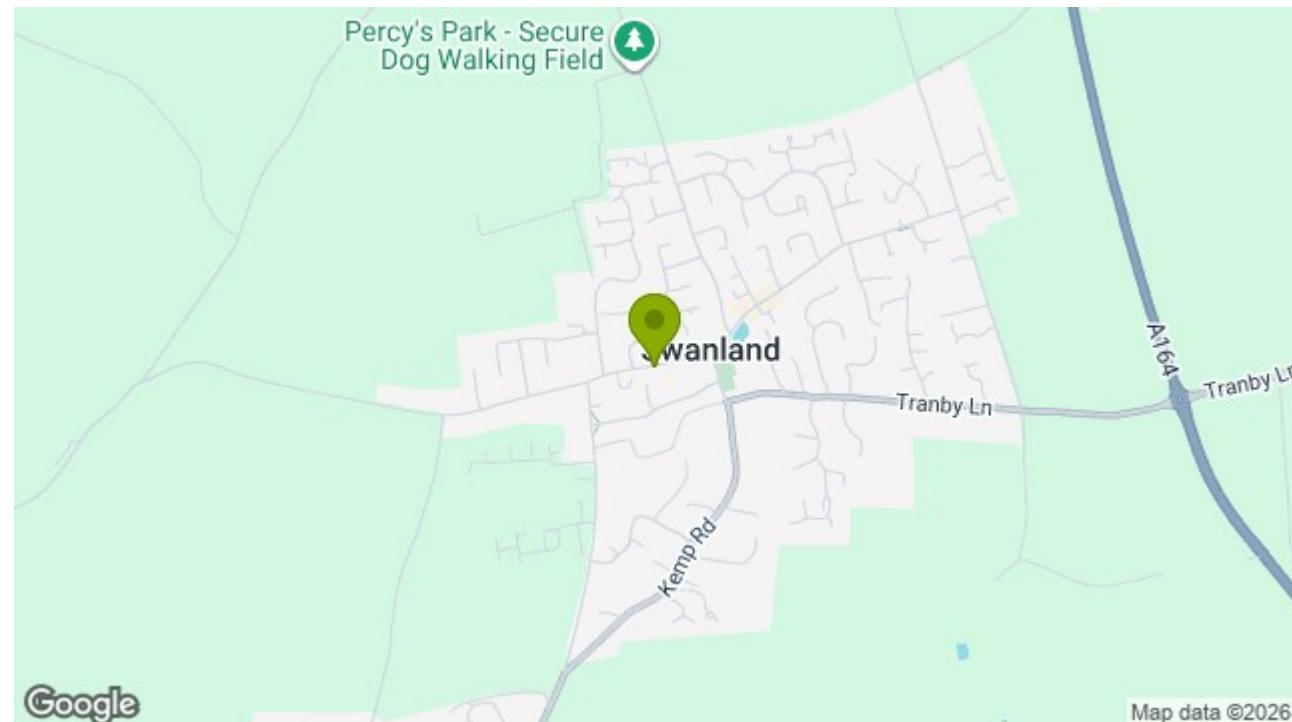
## Key Features

- NO CHAIN
- 2 Double Bedrooms
- First Floor Apartment With Lift Access
- Over 55's Development
- Communal Facilities
- Intercom & 24 Hour Careline
- Communal Parking Within Courtyard
- EPC = C
- Council Tax = D



NO CHAIN - This purpose-built first-floor apartment is set within a delightful over-55s complex that offers an appealing blend of comfort and community. Lift access leads to the apartment, which benefits from an intercom entry system and a 24-hour careline for added peace of mind. Inside, the accommodation includes an entrance hall, a generous lounge with double doors opening to a fitted kitchen, two double bedrooms—one with fitted wardrobes—and a shower room.

Residents enjoy a range of communal facilities, beautifully maintained shared gardens, and convenient courtyard parking. The development occupies a prominent position close to the heart of a highly sought-after village, placing local shops, amenities, and transport links within easy reach.





## 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 and playing field. A good bus service to Hull City Centre is available in addition to good road connections 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 both a staircase and a lift within the complex.

## ENTRANCE HALL

Allowing access to the apartment through a residential entrance door. The hallway features two useful cupboards, one of which houses the water tank. There is a wall mounted intercom with lifeline cord.

## LOUNGE

A spacious lounge with ample room for a living room suite and breakfast table. There is a feature fireplace housing an electric fire, a window and double doors leading to:

## KITCHEN

Fitted with a range of wall and base units mounted with complementary worksurfaces beneath a tiled splashback. Integral appliances include an oven, electric hob and extractor hood. There is a stainless steel sink unit, space for two undercounter appliances and wall tiling.

## BEDROOM 1

A double bedroom with a range of fitted furniture to include wardrobes, drawers, bedside tables and overhead cabinets. A second set of fitted wardrobes have mirror fronts and there is a window.

## BEDROOM 2

A second double bedroom with a window.

## SHOWER ROOM

Fitted with a three piece suite comprising WC, vanity wash basin with fixed cupboard beneath and a large shower enclosure with a thermostatic shower. There is wall tiling and a heated towel rail.

## OUTSIDE

The property is set within communal gardens which can be used by the residents. There is a communal parking within a courtyard.

## OCCUPANCY

A delightful development of 41 apartments that can be purchased by those over the age of 60. However, should two parties be purchasing an apartment in the development, the second owner has to be a minimum of 55 years of age

## TENURE

We understand the property is leasehold and subject to a 125 year lease commencing 1.10.1991. There is an annual service charge and ground rent which we understand if ??? and ??? respectively. This information has been provided by the vendor and should be verified by a purchasers legal representatives.

## GENERAL INFORMATION

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

**CENTRAL HEATING** - The property has a combination of night storage heaters and electric panel radiators..

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

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

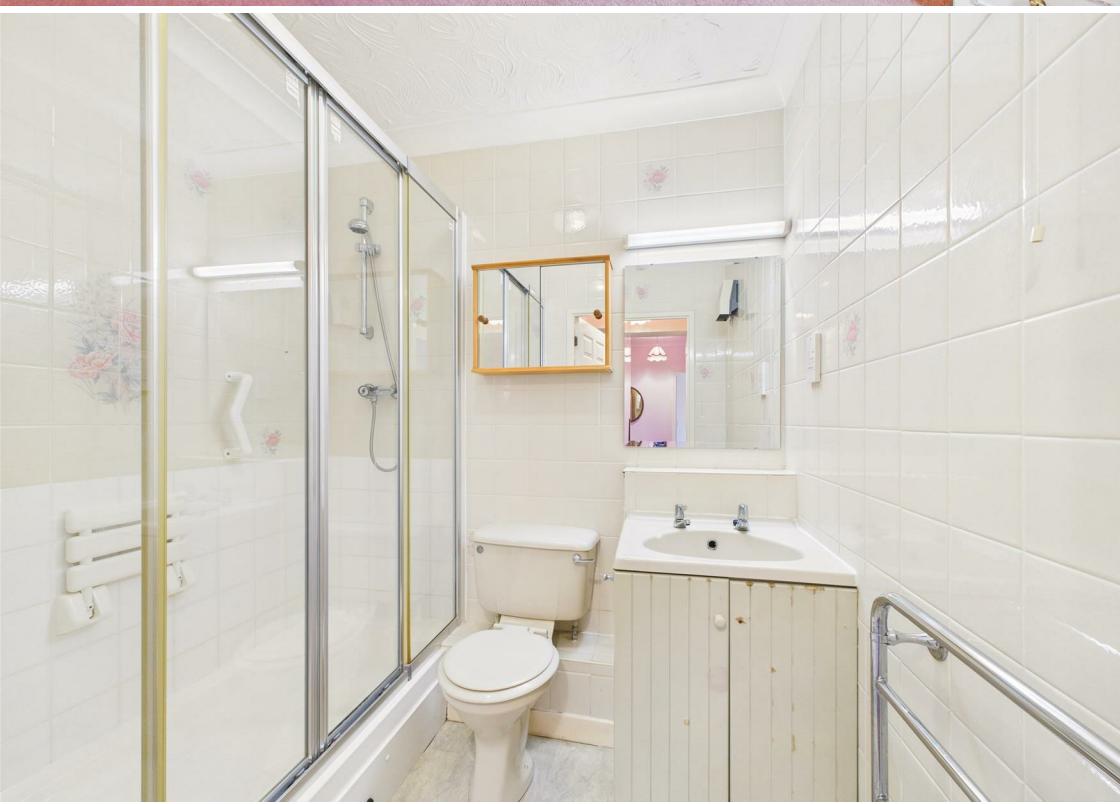
**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWINGS

Strictly by appointment with the sole agents.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for



your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

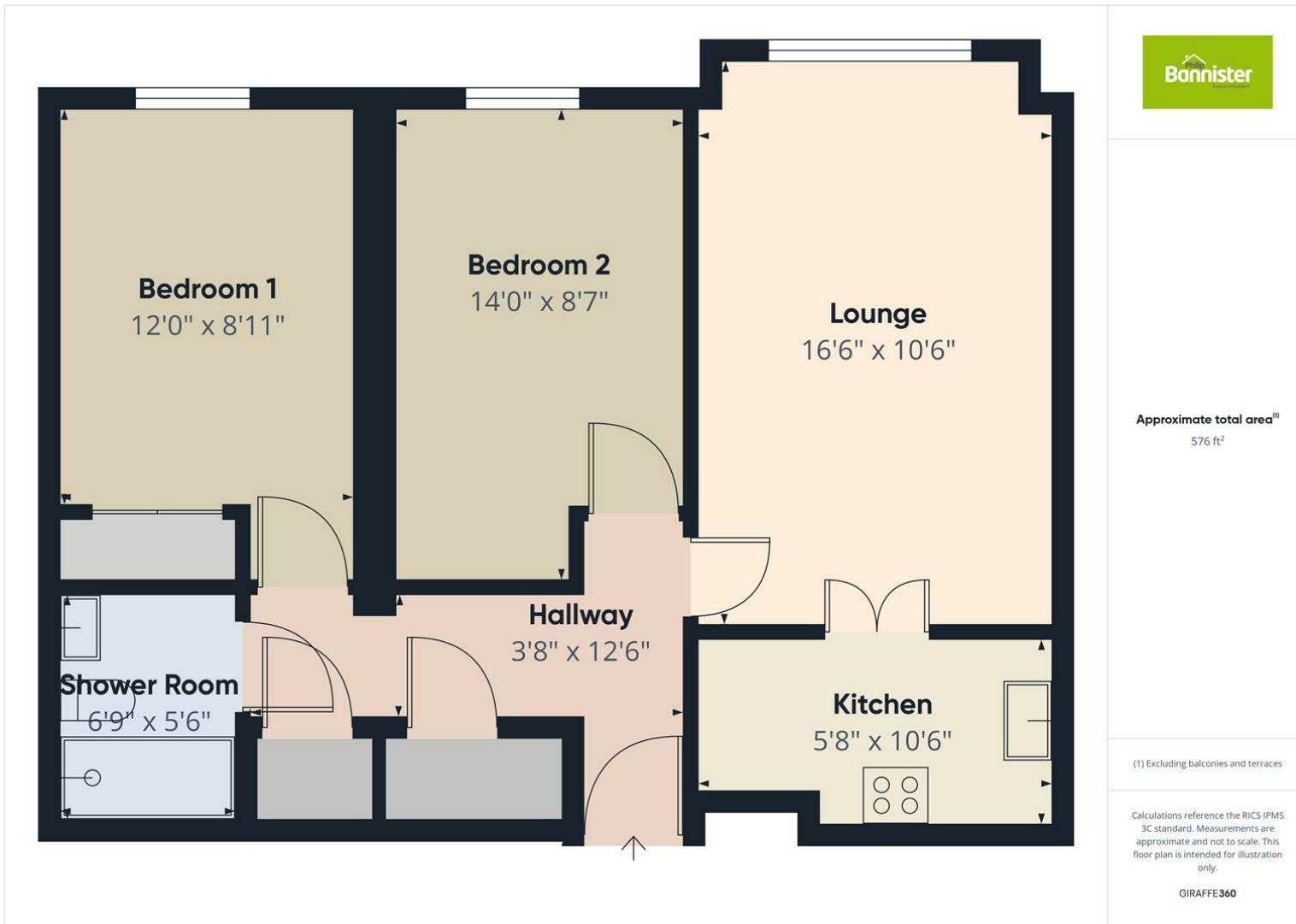
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These

particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
 Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)



**Philip**  
**Bannister**  
Estate & Letting Agents