



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 33 Birch Tree Drive

£115,000

Hedon, HU12 8FH



Ground floor two bedroom apartment offered to the market with vacant possession and no onward chain, with a balcony opening out onto communal gardens, this self-contained apartment is dedicated to those over 55, offering a peaceful and secure living environment within the popular market town of Hedon. The property comprises: entrance hall, two bedrooms both with fitted storage, a modern four piece bathroom, good size lounge and open plan fitted kitchen. With a range of facilities on site including a restaurant, fully equipped gym, hair salon and bowling green to name but a few, all set within this very cosmopolitan community that is ideal for socialising. The apartments are finished to a high standard throughout and are ready for a new owner to move straight into. Whether you are looking for a peaceful retirement retreat or a cosy home to enjoy your golden years, this apartment on Holderness Grange is the perfect place to call your own.







### Entrance

A door opens into the entrance hallway with an electric wall heater and two built-in cupboards, one housing the hot water cylinder.

### Lounge 13'9" x 13'3" (4.20 x 4.65)

Good size living room, open plan to the kitchen and with a uPVC window and French doors opening out to an enclosed balcony that opens to a communal garden. With an electric wall heater and a fireplace with electric fire.

### Kitchen 6'2" x 13'7" (1.90 x 4.15)

Cream fitted kitchen units with built-in appliances including a high level electric oven, separate electric hob with extraction fan, integrated washing machine and fridge freezer. With a 1.5 bowl sink and drainer, tiled flooring, tiled splash backs and back lit display cabinets.

### Bedroom One 11'5" x 10'5" (3.50 x 3.20)

Double bedroom with fitted storage, a uPVC window and electric wall heater.

### Bedroom Two 12'5" x 7'8" (3.80 x 2.35)

Second bedroom with fitted storage, uPVC window and electric wall heater.

### Bathroom 8'6" x 7'0" (2.60 x 2.15)

Modern bathroom with a four piece suite comprising of a walk-in shower with a mains fed dual shower, bath with mixer shower taps, vanity basin and WC. With tiled walls and tiled flooring and an electric towel radiator.

### Leasehold

Leasehold with a 999 years with effect from 1/01/06. and subject to a service charge of £2599.26 per annum and ground rent of £260 per annum. There is also a sinking fund payment of 0.5% of the sale price on sale or purchase.

### Amenities

Holderness Grange is an exceptional development designed specifically for individuals aged 55 and above, offering an array of outstanding amenities and a vibrant community. This remarkable establishment boasts numerous on-site facilities, such

as a restaurant, bar, gym, aromatherapy sauna, hobby room, dance studio/cinema room, hairdressing salon, library, bowling green, village green, and serene ornamental pond areas. Conveniently located just a short distance away from Hedon town centre, residents can easily access a variety of shopping options, dining establishments, doctors' and dentists' surgeries, the post office, and the library. Additionally, both residents and visitors can benefit from ample parking spaces, while a regular public transport route is conveniently situated nearby.

### Agent Note

**Parking:** Parking is available in a communal carpark.

**Heating & Hot Water:** the property has electric heating by individual wall panel heaters and hot water via an immersion tank.

**Mobile & Broadband:** we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.  
Hedon with Hedon 10/2023



### Energy Efficiency Graph

**Tenure:** Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council tax band A.

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