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Limb
MOVING HOME



12a, The Ridings, Lowfield Road, Anlaby, East Yorkshire, HU10 7DH

- 📍 Over 55's Development
- 📍 Ground Floor Apartment
- 📍 Patio and Garden Outlook
- 📍 Council Tax Band = B
- 📍 Modern Kitchen
- 📍 Stylish Shower Room
- 📍 No Onward Chain
- 📍 Leasehold / EPC = C

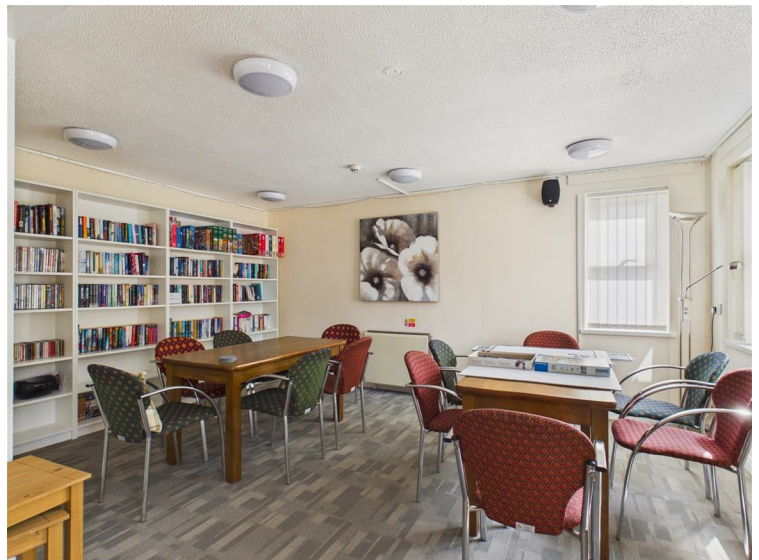
£82,950

INTRODUCTION

Situated within The Ridings, a highly regarded development designed exclusively for the over 55s, this well-presented ground floor apartment offers the perfect balance of independent living and peace of mind. Enjoying a pleasant position with its own patio overlooking the attractive communal gardens, the property benefits from a caretaker during weekday working hours together with a range of excellent communal facilities. Offered for sale with no onward chain, it presents an excellent opportunity for those seeking a secure and low-maintenance home.

The accommodation briefly comprises an entrance hallway with generous storage, a comfortable lounge, modern fitted kitchen, double bedroom and a modern shower room. The property also benefits from electric storage heating and uPVC double glazing.

Residents of The Ridings enjoy the use of beautifully maintained communal gardens, a residents' lounge, laundry facilities, communal parking and a secure entry intercom system, creating a welcoming and secure environment.



LOCATION

The Ridings is located off Lowfield Road close to its junction with Beverley Road on the southern fringe of Anlaby. Anlaby is a popular and vibrant village situated on the western fringe of Hull in the East Riding of Yorkshire. It offers a desirable quality of life, with its blend of suburban convenience and traditional charm. Together with the neighbouring villages of Kirk Ella, Willerby, and Hessle, the area provides superb access to top-tier amenities, medical and recreational facilities. Making it a perfect place to live for many.

The village is perfectly positioned to offer residents an outstanding array of modern conveniences and retail options, most notably the Anlaby Retail Park—home to a Marks & Spencer Food Hall and other major retailers. The village heart retains a traditional feel with local restaurants and independent shops, while the nearby Haltemprice Leisure Centre serves as a premier hub for fitness, swimming, and recreation.

The village is served by established primary schools, including Anlaby Primary School and Acre Heads Primary School. For secondary education, the area is well-positioned for Wolfreton School & Sixth Form College, alongside the nearby, highly regarded independent Tranby School, making it an ideal choice for families.

Anlaby provides superb regional connectivity. It offers easy access towards Hull, the A63 and the wider M62 corridor. Local accessibility is also excellent, with regular bus services and convenient train links available at nearby Hessle, Brough, or Hull Paragon Interchange. Accessibility to key destinations includes:

- Hull City Centre: Approx. 4 miles
- Beverley: Approx. 9 miles
- York: Approx. 37 miles
- Leeds: Approx. 56 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Accessed through the main entrance to the complex and the property is situated on the ground floor with its own private residential entrance door to:

ENTRANCE HALLWAY

With large storage cupboard situated off.

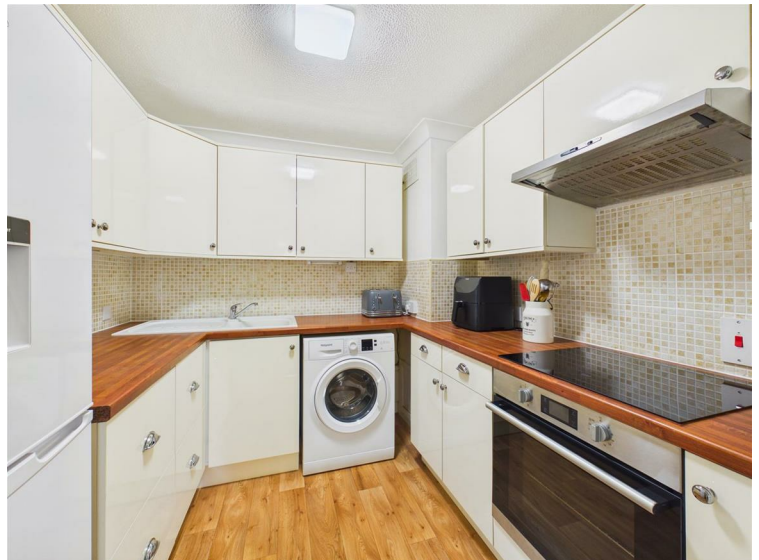
LOUNGE

With door leading out to the patio and communal gardens.



KITCHEN

With modern units and laminate worktops incorporating a sink and drainer, oven and induction hob with filter above. The fridge/freezer is included and there is plumbing for a washing machine.



BEDROOM

With window to the rear elevation.



SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Panelling to walls, feature flooring and heated towel rail.



OUTSIDE

Outside the apartment has it's own private patio area which is covered with artifical lawn. There are well tended lawned communal gardens surrounding the complex and a communal parking area for residents and visitors.



HEATING

The property also benefits from electric storage heating.

GLAZING

The property also benefits from uPVC double glazing.

TENURE

Leasehold with a share of freehold.

The lease term is 999 years dated from May 2022.

SERVICE CHARGE

We are advised by the sellers that the service charge is £208 per month and covers the following:

Water
Window cleaning
Buildings insurance
Maintenance of communal areas and gardens
Maintenance of laundry room
Caretaker - on site Monday - Friday

Subsidised guest suite and laundry service

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

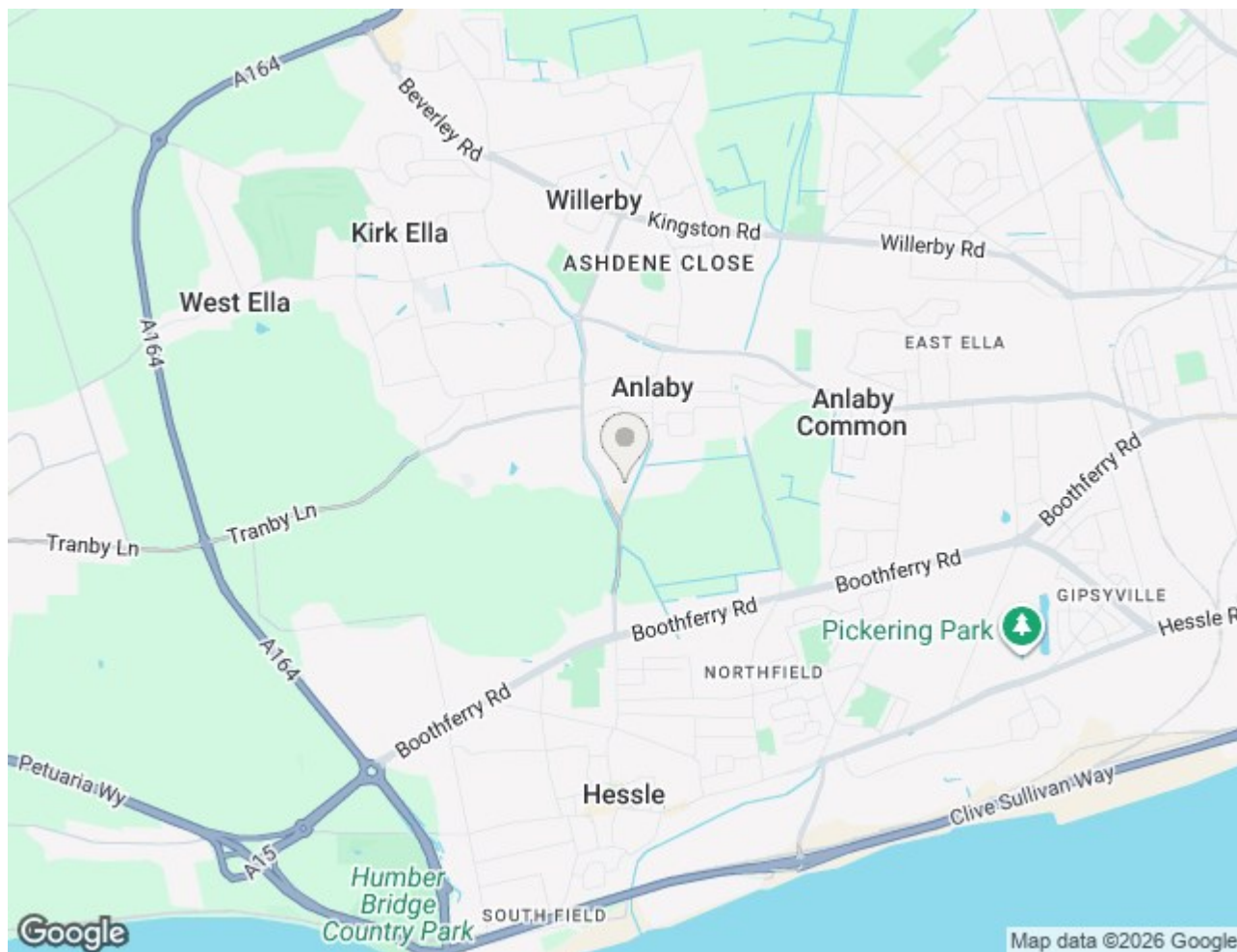
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

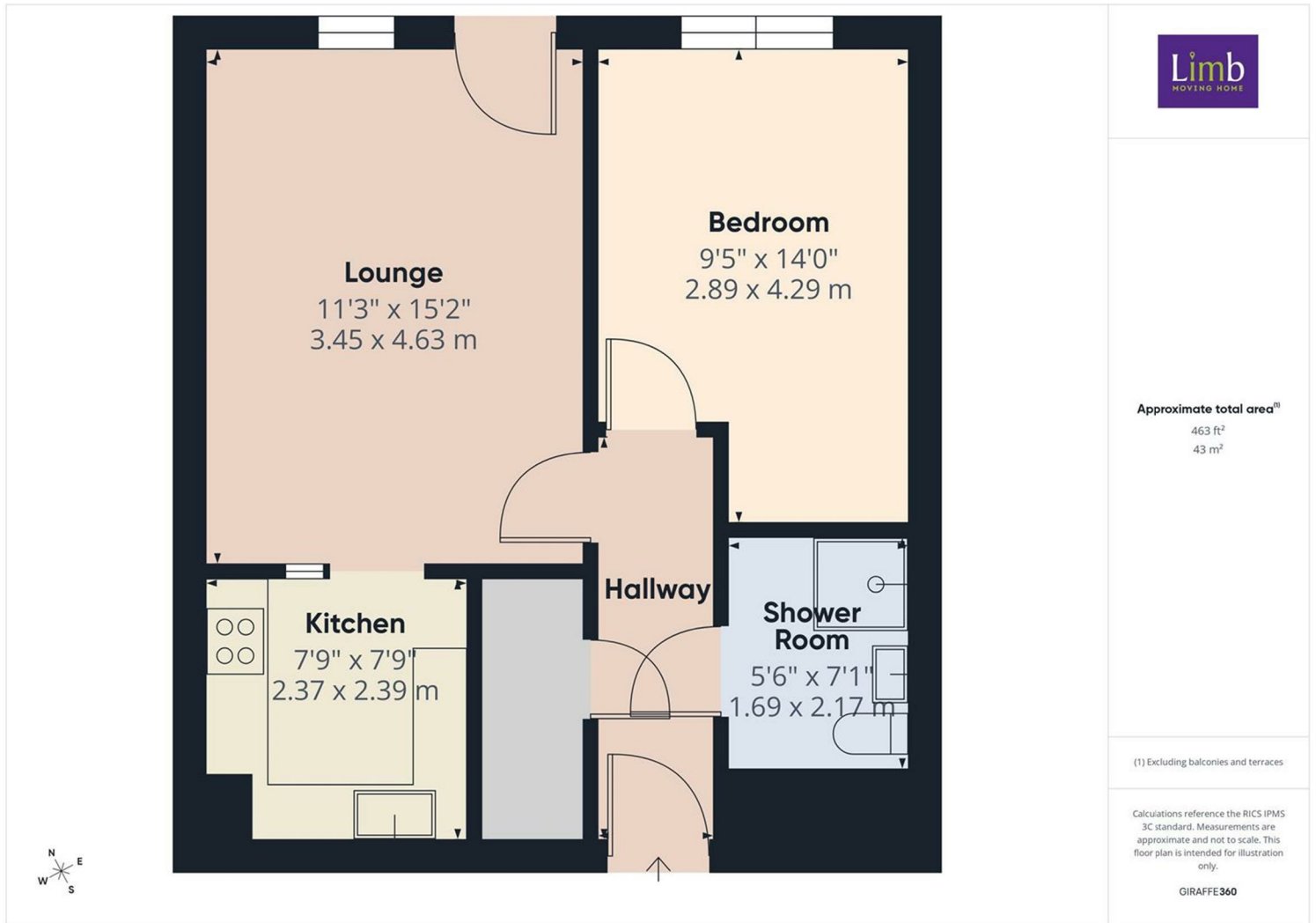
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	