



69 Kirk House, Pryme Street, Anlaby, Hull, HU10 6EN

£49,950



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- MODERNISED APARTMENT
- UPGRADED INTERNALLY
- NO ONWARD CHAIN
- CLOSE TO AMENITIES
- LIFT ACCESS TO ALL FLOORS
- SECOND FLOOR POSITION
- LARGE COMMUNAL AREAS
- CONVENIENT ANLABY LOCATION
- VIEW OF COMMUNAL GREEN
- SHARED PARKING

PLEASANT OUTLOOK AND SECOND FLOOR POSITION HAVING BEEN UPGRADED INTERNALLY TO INCLUDE MODERNISED BATHROOM AND KITCHEN.

Kirk House is a secure community for residents the age of 55 and over. A 24 hour careline provides around the clock cover for added peace of mind with a lift to all floor levels.

Offered for sale with NO CHAIN INVOLVED and ripe for immediate occupation. Includes: Communal Entrance Hall with secure intercom entry system and large visitors lounge and facilities.

Internally the living space provides; Private Entrance Hall with storage, delightful Lounge with feature fireplace and vista. An upgraded Kitchen complete with built in appliances.

A Master Bedroom boasts a good range of fitted furniture with a smart contemporary Shower Room that must be seen to be fully appreciated.

Communal Gardens with visitor and residents parking available.

A must see apartment for applicants interested in taking advantage of a convenient Anlaby setting.



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SECOND FLOOR LEVEL

COMMUNAL ENTRANCE

Lift and stairwell access to...

ENTRANCE HALL

A dedicated entrance to the property, with a convenient ground floor position, leading to reception lounge, bedroom and shower room, with large storage cupboard also with fitted shelving, wall mounted intercom system.

RECEPTION LOUNGE

16'11" x 9'8" (5.18m x 2.96m)
Bright and spacious lounge space with window and access door overlooking the central courtyard area forming a pleasant green space and offering an abundance of natural daylight. Laminated flooring, wiring for wall lights, fireplace surround with electric fire, moulded cornice. Opens through to...

KITCHEN

7'2" x 5'9" (2.20m x 1.77m)
An modern kitchen with high gloss wall and base units incorporating stainless steel sink and drainer, space for a number of low level white goods including fridge, freezer. Additional appliances include low level oven and four ring electric hob with extractor canopy over, tiling to splashback areas.

BEDROOM ONE

Of double bedroom proportions, with built in wardrobes.

12'11" x 8'9" (3.95m x 2.67m)

BATHROOM

Fitted with a white suite which comprises a panelled bath, button flush low level WC and a matching vanity style wash hand basin. There is a shower fitted over the bath, a wall mounted electric heater plus a heated towel rail, coving and an extractor fan.

COMMUNAL AREAS

Kirk House is a delightful development of apartments that can be purchased by those over the age of 60 years, however should two parties be purchasing an apartment in the development, the second owner has to be 55 years or over.

The development boasts its own range of impressive facilities including a luxuriously furnished residents' sitting room providing a great place for meeting other residents, and activities together with a kitchen area and laundry room. A lift provides access to the first floor should this be required also.

OUTSIDE

The development stands within communal grounds and with allocated and visitor communal parking available. The property remains superbly positioned with all the benefits of ground floor access and in close proximity to the residents Lounge with the benefit of views over the communal green space.



AGENTS NOTE

We have been informed by the vendor that the property is leasehold with the initial lease being granted in 1988 for a period of 99 years. The vendor has informed us that the current service charges are £126 per calendar month and a ground rent of approximately £215 is payable twice yearly (subject to review). For further details please enquire with a member of our sales team

SERVICE CHARGE

A current Service Charge is levied of £126 pcm, with Garness Jones being the managing agent. A Ground Rent of £415.66 is chargeable per annum with Coppen Estates Ltd.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

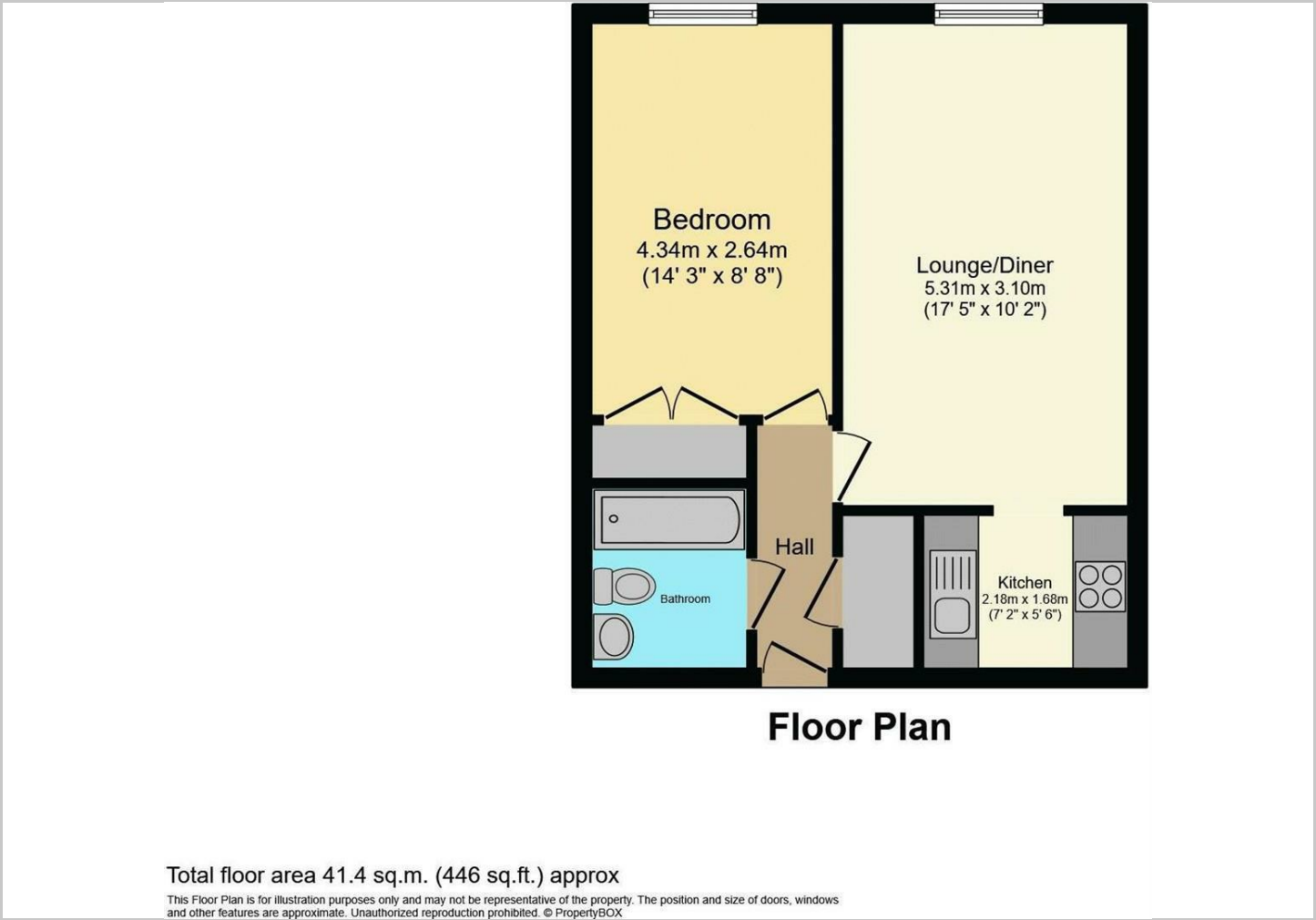
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

