



## Anlaby Road

Kingston Upon Hull, HU3 2SB

- NO CHAIN
- Top Floor Apartment
- New Bathroom
- Close to City Centre
- One Bedroom
- New Kitchen
- New Flooring Throughout
- Good Transport Links

Asking price £39,995



Offered to the market with no onward chain, this beautifully presented one-bedroom top floor flat is ideally situated on Anlaby Road, providing excellent access to Hull city centre and a range of local amenities.

The property has been thoughtfully updated throughout and features a brand-new fitted kitchen and a contemporary new bathroom suite, together with new flooring throughout, creating a modern and move-in-ready home.

The accommodation briefly comprises an entrance hall, spacious lounge, great sized bedroom, newly fitted kitchen and stylish bathroom. The property would make an ideal purchase for first-time buyers, professionals or investors alike.



Early viewing is highly recommended to appreciate the quality of accommodation on offer.

### Entrance Hall

Providing access to all rooms and benefiting from newly laid carpet flooring and a radiator, creating a welcoming first impression.

### Open-Plan Living Room with Kitchen

A spacious and light-filled open plan living area, providing ample room for both seating and dining furniture. The recently fitted kitchen features contemporary units with complementary work surfaces and integrated appliances include oven, hob and over head extractor, creating a stylish and practical space for modern living. With a radiator and new flooring throughout, enhancing the fresh and contemporary feel of this impressive room.

### Bedroom 1

A generously sized bedroom offering ample space for wardrobes and additional furnishings. Finished with new carpet flooring and radiator, creating a comfortable and relaxing retreat.

### Shower Room

Beautifully appointed with a newly fitted modern suite comprising a curved corner shower enclosure, heated towel radiator and contemporary vanity unit incorporating both the wash hand basin and low-flush WC, providing useful storage and a sleek finish. Tastefully presented and designed with practicality in mind, the shower room completes the accommodation to an excellent standard.

### Additional Information

- Tenure Type - Leasehold

90 years remaining on the lease

Ground Rent - £35 - Due on 1st Dec each year and is subject to annual review.

Service Charge - £450 - Due on 1st Dec each year and is subject to annual review. This doesn't include extra repairs outside of standard maintenance.

Buildings insurance approx. £225 per flat each year

- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly

in-person property valuations.

Please get in touch and we will arrange a no-obligation property appraisal.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Money Laundering Regulations

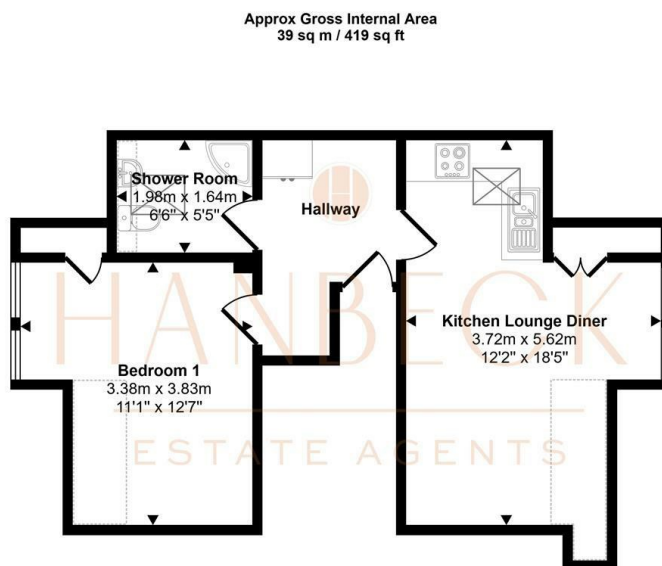
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer


These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intending purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**  
Council Tax Band **A**  
EPC Rating **C**



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Hull Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.