Quick & Clarke
PROPERTY SPECIALISTS

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Kirk House Pryme Street, Hull HU10 6EL

£61,250

Beverley | Cottingham | Hornsea | Willerby

- Over 55's complex
- Heart of Anlaby village
- Beautiful first floor apartment
- No onward chain
- Private South facing balcony with great outdoor space
- Fitted double bedroom
- Lounge with modern kitchen off
- Modern shower room
- Communal gardens and parking (on a first come first served basis)
- EPC: B Council Tax: B

This well presented, first floor apartment enjoys a superb position enjoying its own balcony with great space to enjoy. Enjoying a good light flow throughout, and forming part of this popular dedicated over 55's development in the heart of Anlaby village.

Offered with no onward chain the property is simply ready to key turn and move straight in, enjoying modern living and with lift to the first floor. The apartment has entrance hallway with cupboard, lounge with access to the balcony, modern fitted kitchen, double fitted bedroom and modern shower room.

Attractive communal gardens and parking which is on a first come first served basis. Communal residents lounge, manager's office with dedicated hours of attendance. In the heart of the village this apartment provides great retirement accommodation to which a viewing is a must!

LOCATION

Located on Pryme Street with ease of access into Anlaby village centre which has a good range of local amenities and facilities, and with buses connecting to further afield.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE

Door leads into apartment with large storage cupboard.

LOUNGE

17'7" x 10'5" (5.36m x 3.18m)
uPVC double glazed French door and window opening out onto the communal roof area which residents use as a "balcony", this is south facing and lends itself to a comfortable area to relax in. Wood laminate flooring and TV aerial point. Opening into the kitchen.

KITCHEN

7'8" x 5'6" (2.34m x 1.68m)
Fitted base and wall units in ivory with work surfaces and tiled splashbacks. Sink unit with drainer and space for fridge freezer.

BEDROOM

14'6" x 8'8" (4.42m x 2.64m)
uPVC double glazed window overlooking the balcony and two double fitted wardrobes. Wood laminate flooring.

SHOWER ROOM

6'6" x 5'8" (1.98m x 1.73m)
Modern three piece suite, fitted less than 2 years ago in white enjoying walk-in shower cubicle, wash hand basin set in vanity and low level w.c. all beautifully complemented with full height tiling.

OUTSIDE

The property enjoys communal gardens which encase the property and are maintained under the maintenance agreement. There is a residents' lounge with kitchen facilities and this is for communal activities and use of all residents.

There is a lift and stair service to the first floor accommodation and there is also a House Manager which has advertised hours for resident enquiries.

The car parking facilities are on a first come, first served basis.

SERVICES

Mains water, drainage and electricity services are available or connected to the property.

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

CHARGES

Ground rent £243.26 x 2 per year. Service charge £140.00 per month (£1680 per year)

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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