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Limb
MOVING HOME









35 Hudson Court, Hessle, East Yorkshire, HU13 0PE

- 'Penthouse' Style Apartment
- Over 60's Development
- Two Fitted Bedrooms
- Council Tax Band = D
- Fantastic Views Across Hessle
- Communal Gardens
- Convenient Location
- Leasehold / EPC = C

£90,000

INTRODUCTION



This fantastic "penthouse" style apartment forms part of this popular and convenient retirement complex specifically designed for the over 60's. Built originally by Messrs McArthey & Stone who specialise in providing safe and secure communities for the over 60's, the complex combines independence with peace of mind providing a house manager during daytime hours and a 24 hour careline. The development also features a residents lounge, communal laundry, lifts to all floors, emergency careline system, security/video door entrance system, guest suite and well tended communal gardens. Hudson Court is situated at the corner of Ferriby Road and Barrow Lane close to Hessle Square where an excellent range of amenities are to be found.

The apartment itself comprises an entrance hallway with airing cupboard, spacious lounge/diner with stunning views across Hessle and beyond, fitted kitchen, two double bedrooms with built in wardrobes and a shower room. The accommodation has the benefit of electric storage heating and uPVC double glazing.

LOCATION

Hudson Court is located at the junction of Ferriby Road and Barrow Lane. The property is therefore well placed for Hessle's excellent and varied range of shops and amenities. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

There is a communal security/video door entry system into the main reception area. The apartment is located on the top floor which can be accessed via a staircase or lift. A private front door with security spy-hole gives access to the entrance hall.

ENTRANCE HALL

With tank and storage cupboard situated off.

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOUNGE/DINER

19'3" x 14'6" approx (5.87m x 4.42m approx)
Measurements to extremes.

This lovely living / dining area enjoys fantastic views across Hessle and beyond.





DINING AREA



VIEW



KITCHEN

9'0" x 5'8" approx (2.74m x 1.73m approx)
With fitted units, laminate worksurfaces, sink and drainer with mixer tap, oven, four ring hob with filter hood above and space for appliances. uPVC double glazed window.



BEDROOM 1

13'7" x 10'10" approx (4.14m x 3.30m approx)
Of an irregular shape with fitted wardrobes and uPVC double glazed window.



BEDROOM 2

12'0" x 10'0" approx (3.66m x 3.05m approx)
With built in wardrobes and uPVC double glazed window.



SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with was hand basin and low flush W.C. Tiling to floor and walls.



OUTSIDE

Hudson Court is surrounded by well tended communal gardens with mature borders and established planting. The apartment itself has a door leading out. There is a resident and visitors car parking area with access from Barrow Lane.



AGE RESTRICTION

It is a condition of the purchase that residents be over the age of 60 years or in the event of a couple one must be 60 or over with the other being over 55 yrs.

HEATING

The property has the benefit of electric storage heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Leasehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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 TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

PHOTOGRAPH DISCLAIMER

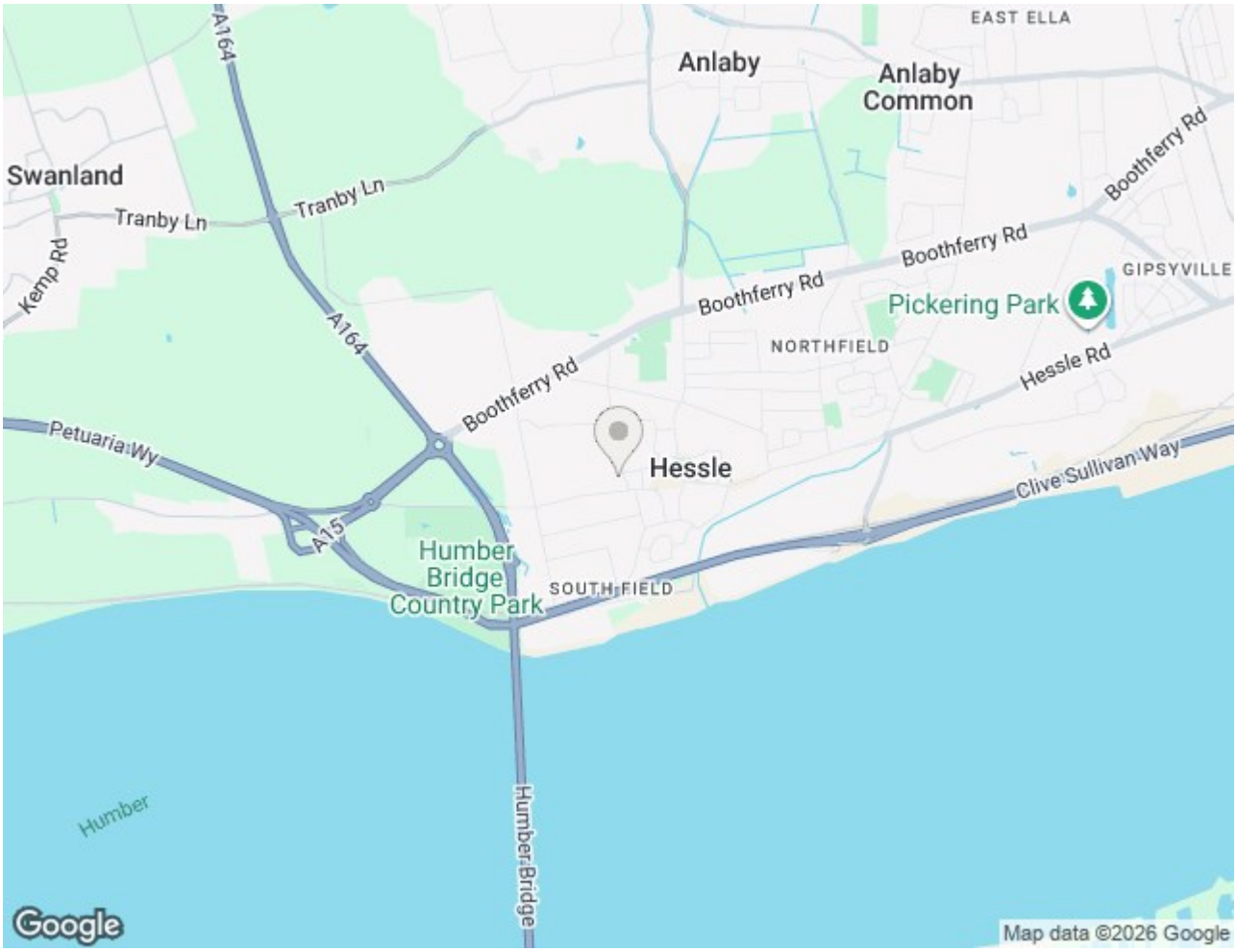
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.

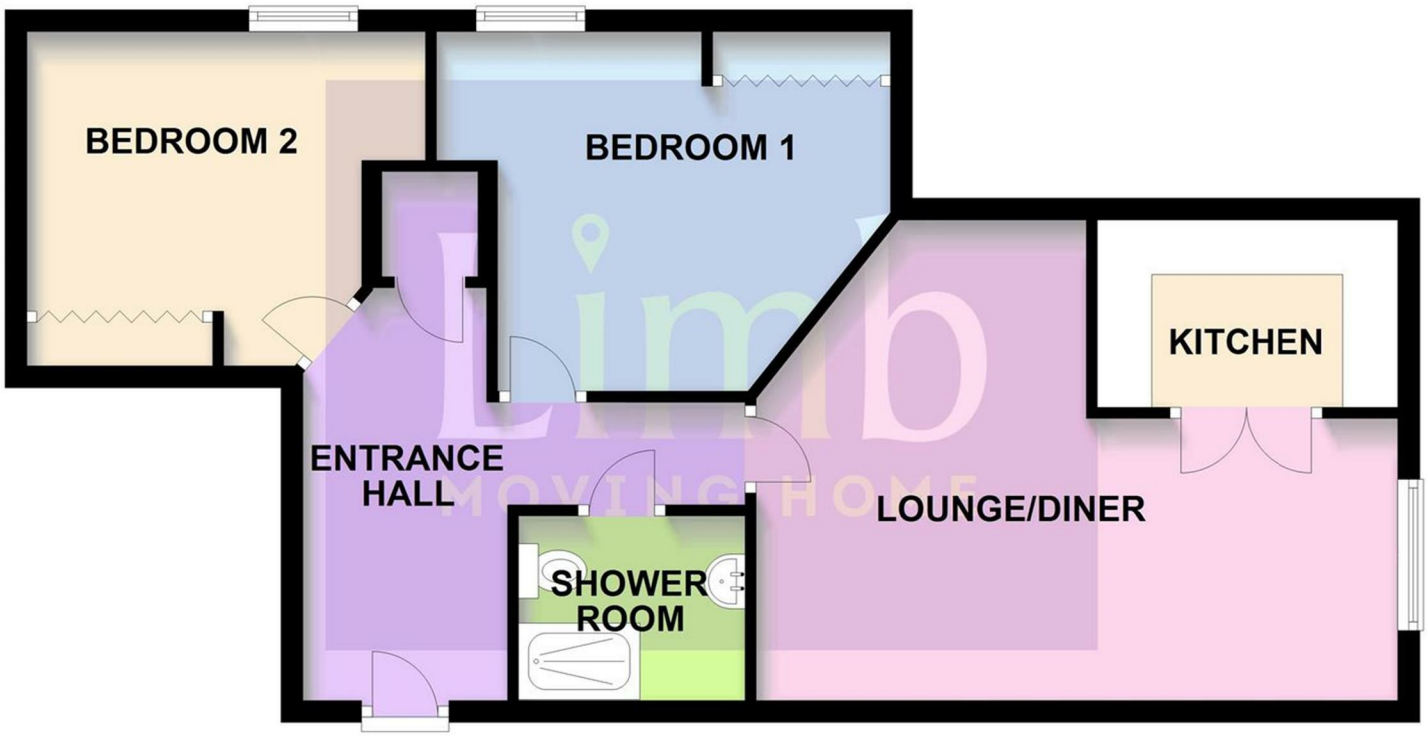
PROPERTY TO SELL?

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.



GROUND FLOOR

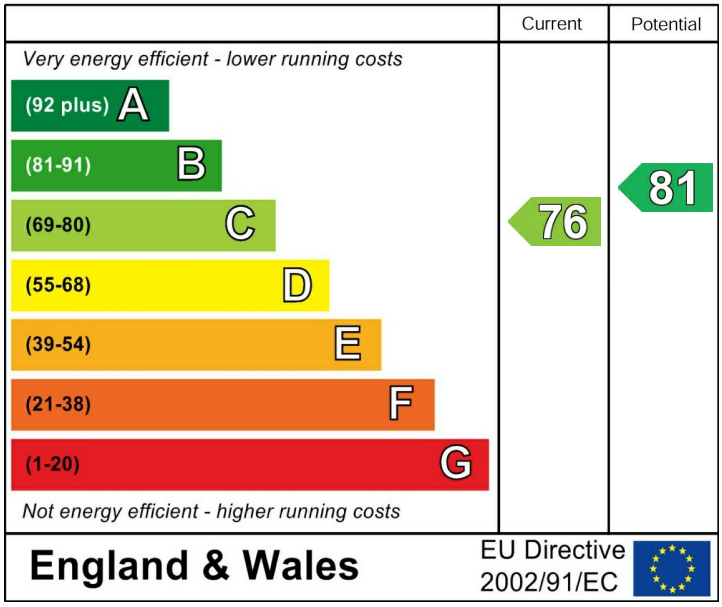
APPROX. 61.1 SQ. METRES (658.2 SQ. FEET)



TOTAL AREA: APPROX. 61.1 SQ. METRES (658.2 SQ. FEET)

35 HUDSON COURT, HESSLE

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

