Whitakers
Estate Agents









63 Birch Tree Drive, Hull, HU12 8FH

£125,000

A Superb GROUND FLOOR APARTMENT set within Holderness Grange Lifestyle Development for the over 55's. The accommodation includes: Secure Entry System, private access door opens into the hallway, welcoming you in to view the apartment, recently upgraded KITCHEN, carpets and redecorated throughout with TWO BEDROOMS, the main having a range of fitted wardrobes, SHOWER ROOM with space for useful storage and three piece suite. A modern fitted KITCHEN with a range of appliances to be included with the purchase. There is a comfortable LOUNGE with feature PATIO doors opening out onto the BALCONY, a lovely area to sit and admire the communal Grounds

Holderness Grange is a development for the over 55's (not an old folks home) the site includes many onsite facilities/ activities to enjoy including: a Restaurant, Bar, Snooker room, Gym, Aromatherapy Wellness Spa, Hobby room, Dance studio/Cinema room and a Hairdresser.

Outside there are beautifully manicured Communal Gardens with a Bowling Green, Ornamental Pond and a Village Green.

Located a short distance from the Historic Market Town of Hedon where you find a host of amenities including: Doctors, Dentist surgery, Post Office and Library along with ample shopping and dining facilities, making the location and excellent choice for buyers.

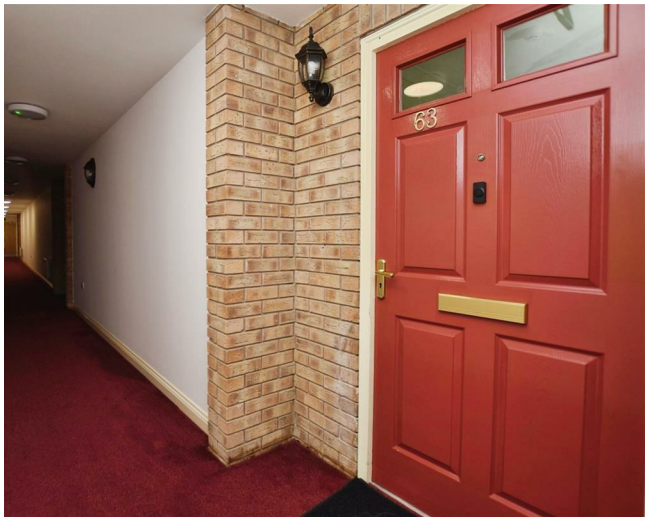
Accommodation Comprising

Communal Entrance



Secure entry system allows entry to the communal hallway with access to all amenities and corridor to take you round to No 63

Front Entrance

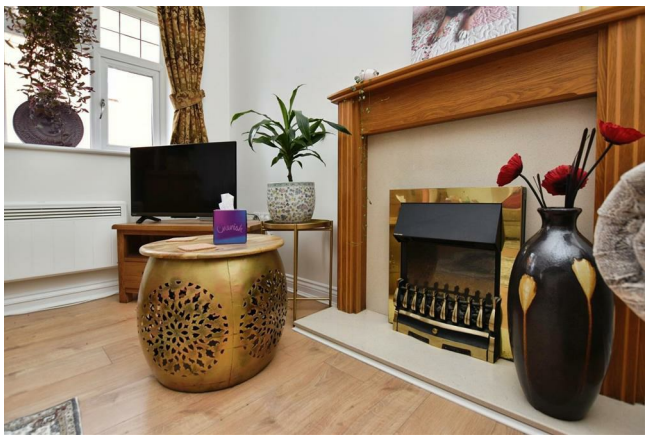


Private entrance door opens into the hallway with doors opening to the accommodation.

Hallway



Lounge Feature



Lounge 15'5" x 13'6" (max) (4.71 x 4.12 (max))



A comfortable lounge with feature patio doors opening out and enjoying views over the pond. Electric heater and a "living flame" fire provides an attractive focal point to the room. A door opens to the kitchen.

Lounge to Kitchen



Kitchen 13'10" x 6'2" (4.23 x 1.89)



The modern kitchen has a good range of fitted units to base and walls, complimentary work surface and tiled splashbacks. Built in oven and electric hob with extractor unit above. Integrated appliances include fridge/ freezer. Plumbed for automatic washing machine and dishwasher to be included. Double glazed window to side elevation, enjoying pleasant views out. Tiled floor and electric heater.

Bedroom One 12'9" x 10'5" (3.89 x 3.19)



A double bedroom with a range of fitted wardrobes, providing ample storage facilities. Double glazed window and electric heater.

Bedroom Two/Dining Room 12'1" x 8'1" (3.70 x 2.47)



Currently used as the dining room with space for table & chairs. Useful storage unit to be included.

Shower / Bathroom 8'8" x 7'3" (2.66 x 2.23)



A large shower room with walk in shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage below. Tiling to walls and vinyl flooring.

Communal Areas

Village Green



Activities & Facilities

There are lots of activities/classes etc. including chair aerobics, line dancing, creative writing,

boccia, knit and natter, scrabble, poker, pool, bingo, coffee mornings, a luncheon club, Spanish, WI, quiz nights, a choir and a new photography club has just started. They also run regular raffles (the hamper near reception) and have an annual garden party. A bus stop outside the main entrance - buses go to Hedon and Asda. There is also a good neighbour scheme so people can offer/get help with things.

Bar & Snooker Room



Hairdresser & Wellness Spa

Bowling Green



Gym



Hobby Room



Dance Studio

Library

On Site Restaurant

Tenure Leasehold Service Charge & Ground Rent

Tenure is Leasehold
Leasehold. 999 years with effect from 01/01/06
Subject to a service charge of £3216.00 inclusive of Ground Rent per annum (paid quarterly). There is also a sinking fund payment of 0.5% of the sale price on sale or purchase.

The quarterly charges for 2025/2026 are as follows:-
Ground rent £ included in service charge
Reserve fund £
Service charge £804.00 including ground rent

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all

measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

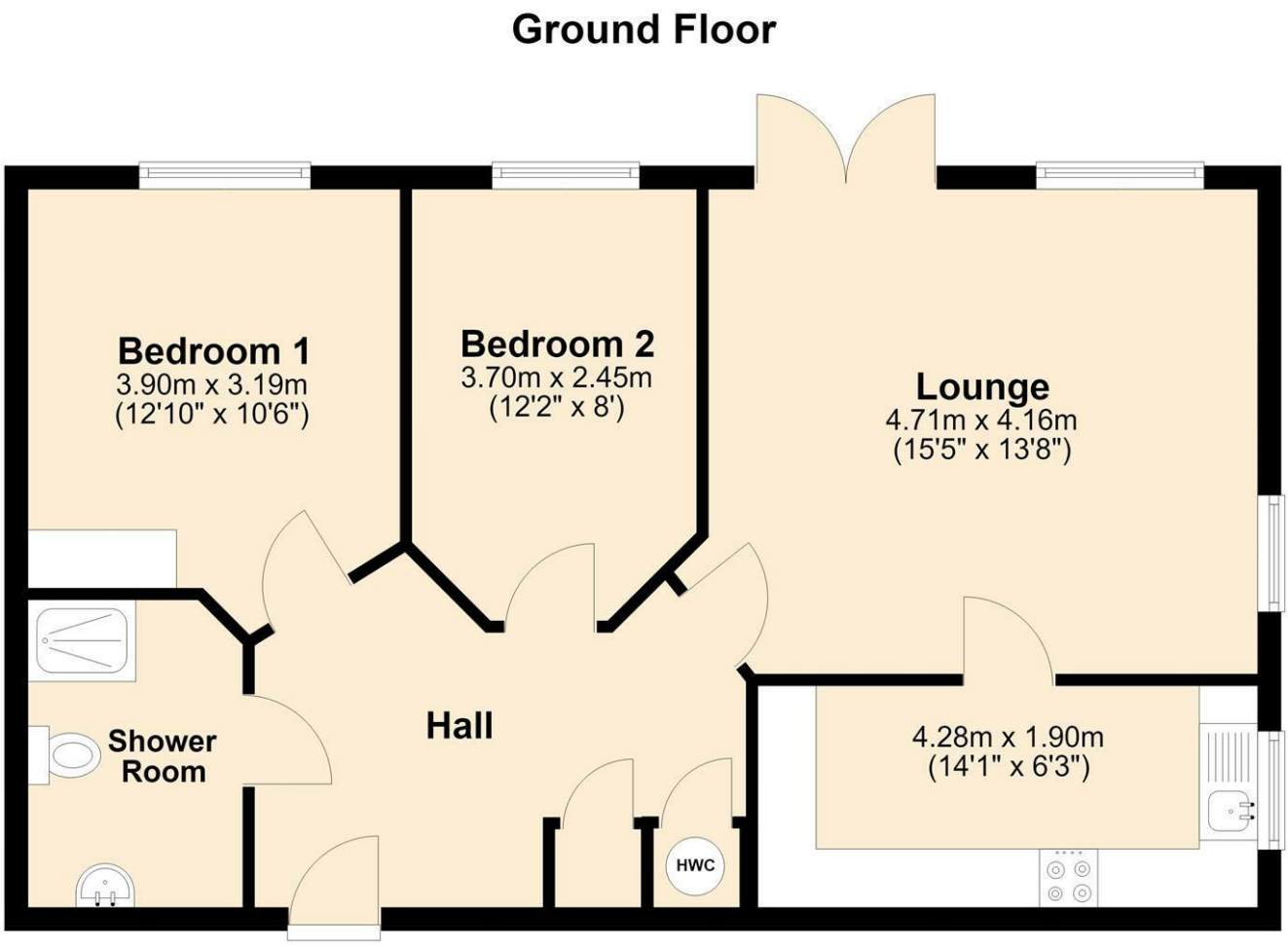
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Vodafone/O2 and Three all ok
Broadband -Basic 19 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

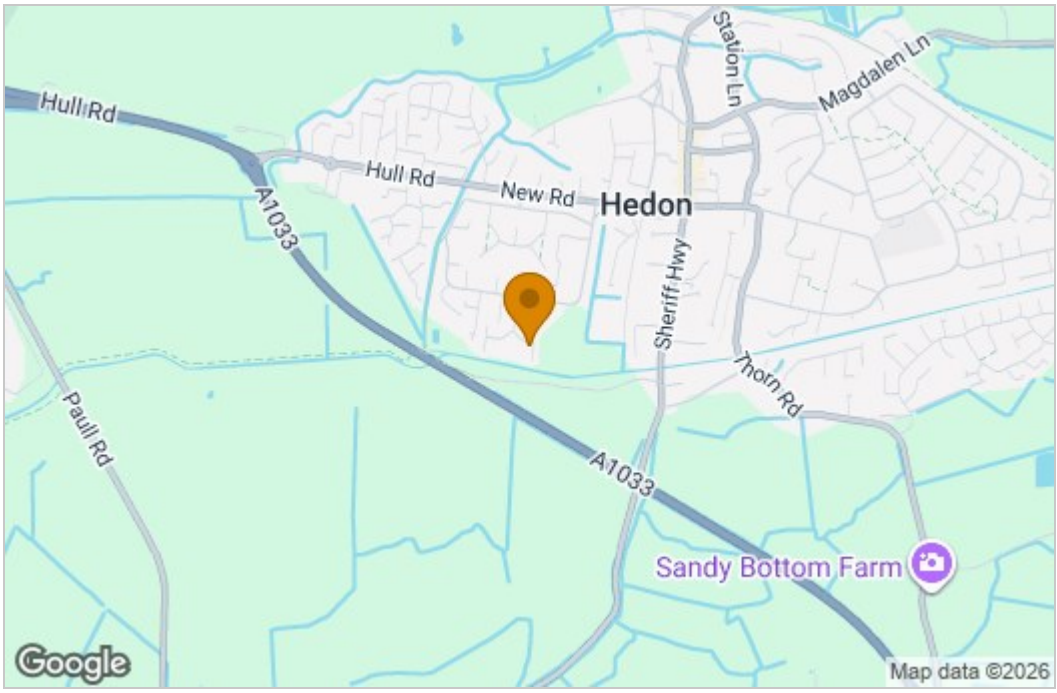
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

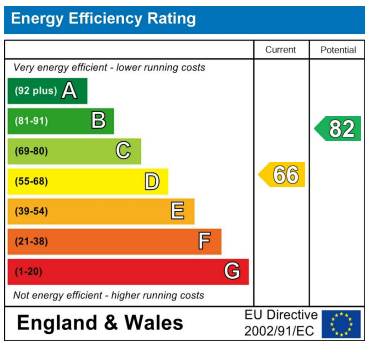
Floor Plan

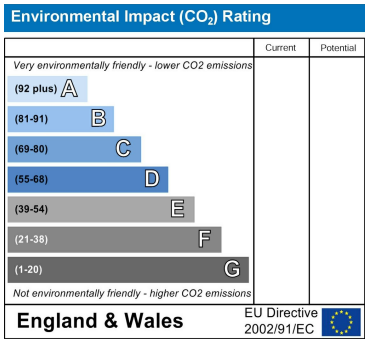


Area Map



Energy Efficiency Graph





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