

Whitakers

Estate Agents



Apt 27 Kirk House, Anlaby, HU10 6EJ

£59,950

**** NO ONWARD CHAIN ****

This neatly presented retirement apartment is offered to the market with no onward chain and is exclusively available to the over 55s. Ideally positioned in a prime location within Anlaby, the property enjoys easy access to the village's excellent range of shops, amenities and local services.

Situated on the ground floor, the apartment briefly comprises an entrance hall leading to a spacious lounge, with the kitchen conveniently positioned just off. There is a generous master bedroom complete with fitted wardrobe, a well-appointed wet room, and a large storage cupboard located in the hallway.

The development benefits from a secure intercom entry system, well-maintained communal gardens, a welcoming residents' lounge hosting a variety of social activities, a communal laundry room and residents' parking.

The accommodation comprises

Main residents reception and entrance hall
A lift provides access to the first and second floors.

Hallway

Wooden entrance door, built-in storage cupboard, and carpeted flooring. Leading to :

Lounge 17'8" x 10'2" (5.40 x 3.12)



UPVC double glazed French doors, storage heater, and carpeted flooring.

Kitchen



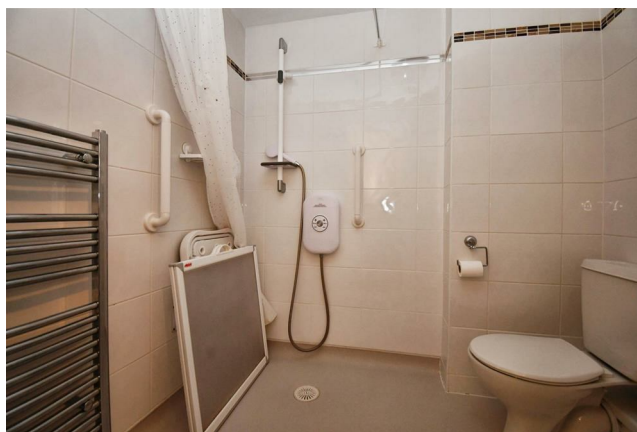
Vinyl flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bedroom 14'4" x 8'7" maximum (4.39 x 2.63 maximum)



UPVC double glazed window, storage heater, built-in wardrobe, and carpeted flooring.

Wet room



Central heating radiator, wall-mounted and mirrored cupboard, and fully tiled with vinyl flooring. Furnished with a wall-mounted electric shower, and a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Communal facilities



The apartment has the benefit of a range of facilities within the complex to include an on-site laundry, hairdressing salon, small library and recreational area.

The property has the added advantage of incorporating an East Riding Council Lifeline alarm system (both pull cord and remote pendant) for personal safety. There is a main door intercom, and a part-time caretaker who undertakes daily security calls if required.

Communal gardens



The property is set in well kept gardens with residents parking.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL118027000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

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.

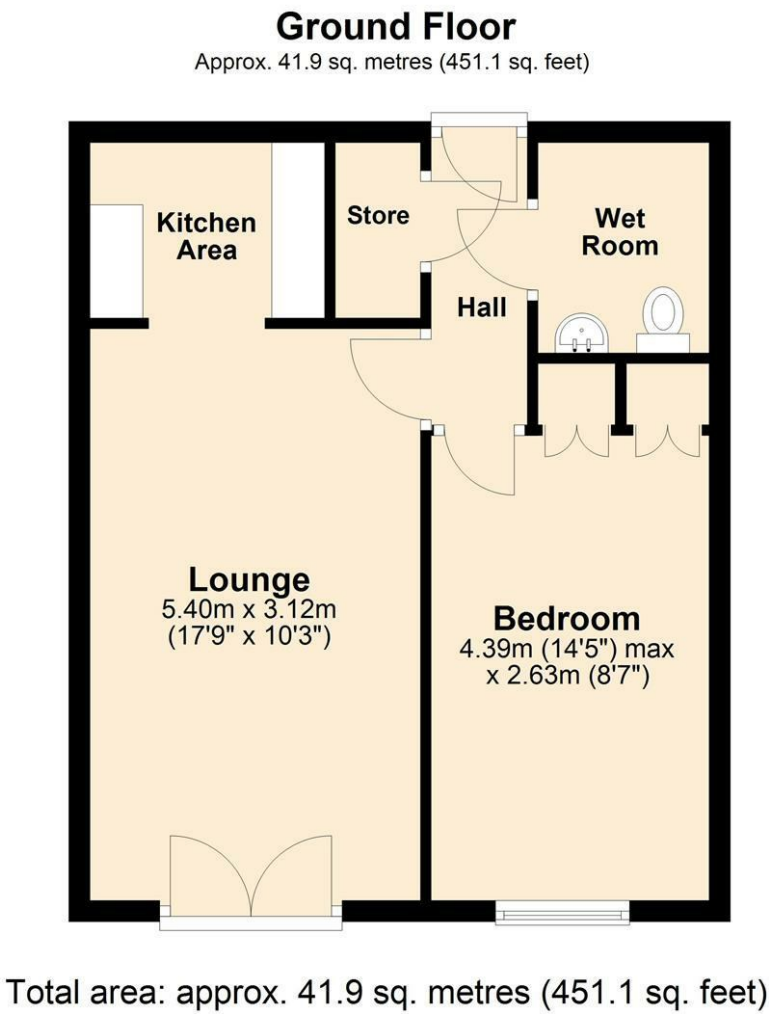
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

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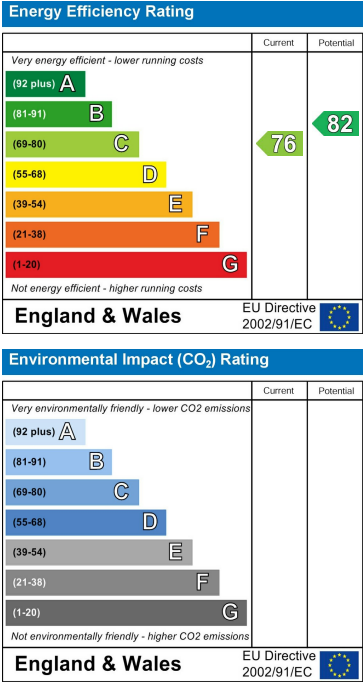
Floor Plan



Area Map



Energy Efficiency Graph



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