Whitakers
Estate Agents









Kirk House Pryme Street, Hull, HU10 6EL

£55,000

Whitakers Estate Agents are pleased to introduce this well-proportioned one-bedroom first-floor apartment, forming part of an established development specifically designed for the over 55s and offered to the market with NO ONWARD CHAIN.

Pleasantly positioned within the popular residential area of Anlaby, the development provides its residents with an excellent range of communal facilities, including a hairdressers, library, games room and guest accommodation for visiting family and friends. Attractive communal gardens and residents' parking are also provided, while the development is conveniently placed for the excellent range of shops, amenities and transport links available throughout Anlaby.

Internally, a welcoming hallway with useful built-in storage leads into a generously sized lounge, which provides plenty of space for both living and dining furniture. The accommodation continues with a fitted kitchen, good-sized bedroom with built-in wardrobes and a fully tiled shower room.

Offering comfortable and easily manageable accommodation within a friendly and well-established development, this apartment would make an excellent choice for those looking to downsize while remaining close to local amenities. With the added benefit of NO ONWARD CHAIN, viewing at the earliest convenience is encouraged to avoid disappointment.

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 17'7" x 10'2" (5.36 x 3.11)



UPVC double glazed window, electric heating radiator, fireplace with wooden surround, and carpeted flooring.

Kitchen 5'6" x 7'4" (1.68 x 2.24)



Carpeted flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with dual taps, plumbing for a washing machine, and integrated hob.

Bedroom 14'6" x 8'9" (4.43 x 2.69)





UPVC double glazed window, electric radiator, built-in wardrobes, and carpeted flooring.

Shower room



Electric radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, 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 a Tunstal Telecare 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 / parking





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 - ANL118037000
Council Tax band - B

EPC rating
EPC rating - TBC

Service Charge
We understand there is a charge every 6 months for approx £209.00.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

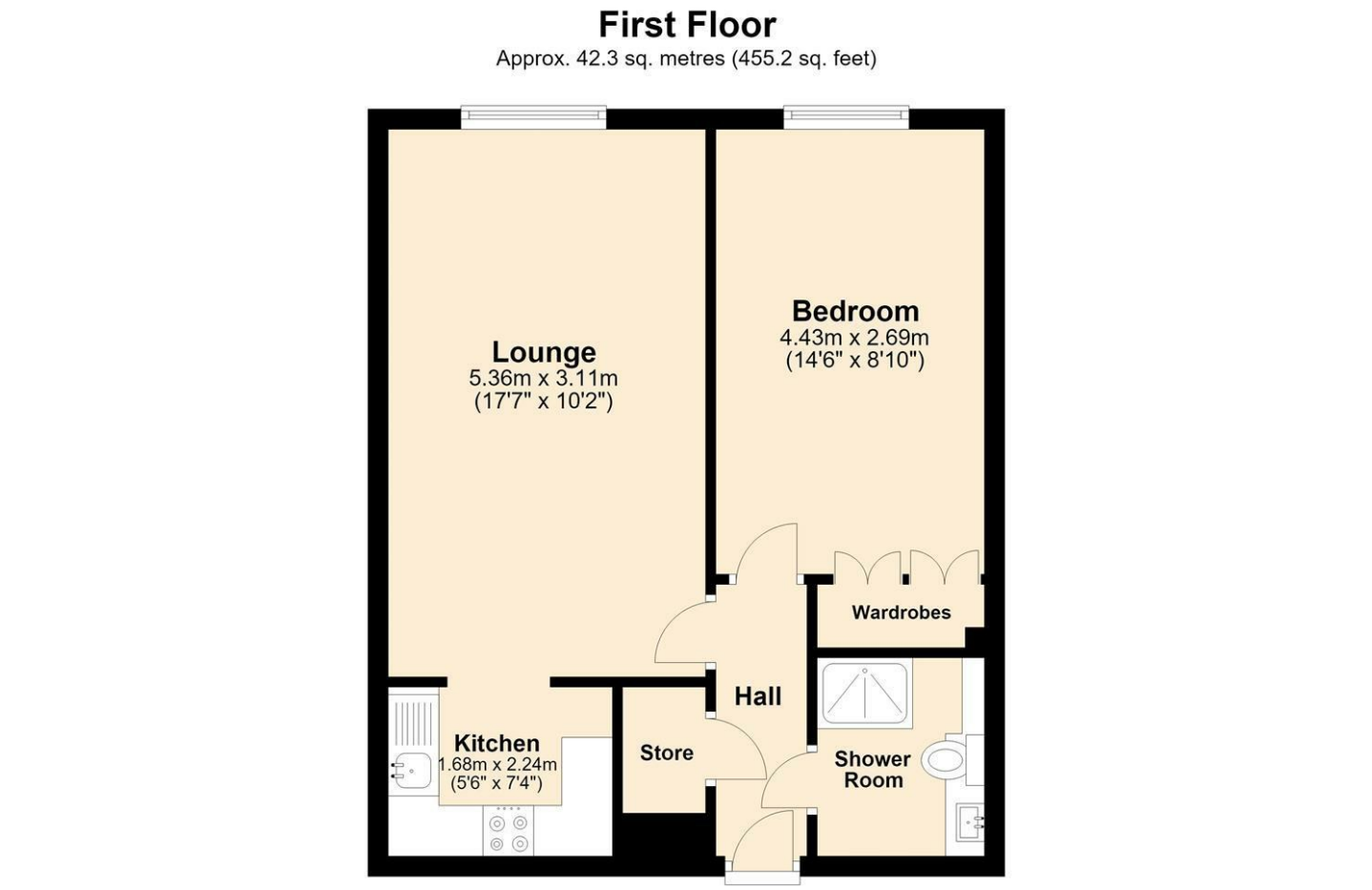
Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that 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. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

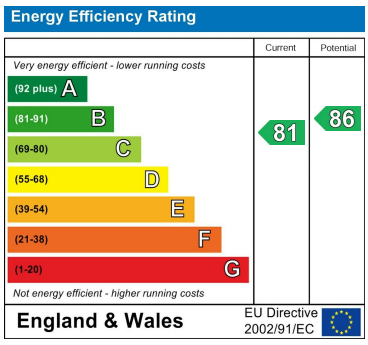


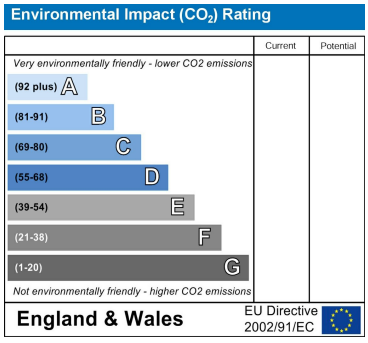
Total area: approx. 42.3 sq. metres (455.2 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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