



The Ridings, Anlaby, HU10 7DH
£450



Platinum Collection

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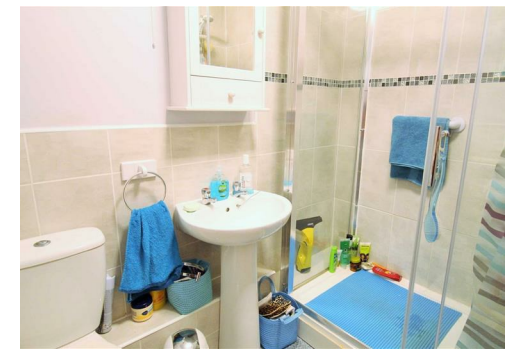
OFFERED UNFURNISHED - A lovely ground floor, over 55's apartment with dual aspect over the communal gardens and wood lands area.



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Key Features

- OFFERED UNFURNISHED
- OVER 55'S ONLY
- 1 bed ground floor apartment
- Economy 7 heating, d/glazing
- Communal and private entrance hall, lounge, fitted kitchen
- Bedroom, shower room
- Communal gardens and parking
- Viewings available late March



Energy Efficiency Rating	
Current	Potential
	78
63	

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	63
51	

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

INTRODUCTION

OFFERED UNFURNISHED - A lovely ground floor, over 55's apartment with dual aspect over the communal gardens and wood lands area. The property has double glazing, economy 7 heating and briefly comprises communal and private entrance hall, lounge, fitted kitchen, bedroom and shower room. Viewings available late March.

LOCATION

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

COMMUNAL ENTRANCE HALL

With intercom security system

PRIVATE ENTRANCE HALL

With double glazed entrance door

LOUNGE

15'2" x 10'7" (4.62 x 3.23)

KITCHEN

7'7" x 7'9" (2.31 x 2.36)

BEDROOM

12'1" max measurements x 9'6" (3.68 max measurements x 2.90)

SHOWER ROOM

7'2" x 5'7" (2.18 x 1.70)

OUTSIDE

Communal gardens and parking

COMMUNAL AREAS

With residents lounge and laundry room

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an intercom system and security controlled doors.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance = £103.84. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the

holding deposit then forms part payment of your first months rent.

AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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.

AGENTS NOTES (continued)

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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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing

Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



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