



ANLABY HOUSE ESTATE, ANLABY HU10

£210,000



A contemporary two-bedroom apartment, offering outstanding lateral space within this historic mansion house, with private, elevated west facing views over the surrounding landscaped parkland.

This is a wonderful apartment which has desirable accommodation and benefits from having a stylish kitchen, two double bedrooms, an en-suite bathroom, shower room and parking.

This attractive property is perfectly located, to the west of Hull and near the sought-after locations of Swanland, Kirk Ella, West Ella and Willerby. The apartment benefits from having no onward chain.



Tenure Leasehold	Local Authority East Riding	Council Tax Band Band D	EPC Rating Band C
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Property Description.

The main house on the Anlaby House Estate is Grade 2 listed and has been sympathetically and carefully converted to create a modern building which respects the traditional and historic nature and location of the property.

The property is positioned on an upper floor, which provides elevated views over the parkland and grounds. It is naturally light throughout and has about 861sqft, the accommodation offers excellent space for entertaining. There is a beautiful west facing sitting room with two elegant windows offering an appealing, open aspect, and its semi-open plan into the kitchen. The contemporary designed kitchen has an excellent range of tastefully designed units. The kitchen benefits from an integrated bin, dishwasher, washer drier, fridge, freezer, electric hob and oven.

There are two double bedrooms, both are west facing with elevated views onto the grounds. One has an en-suite bathroom with white fittings, a tiled floor and a heated towel rail. There is a shower room, also with white fittings, a tiled floor, and a heated towel rail. Both bedrooms benefit from an excellent range of integrated storage.

The apartment has a feeling of volume, light and space.

The apartment is approached through the smart and well-kept communal entrance. There is an allocated and a secure storage cupboard within the basement.

There is one allocated parking space within the grounds and guest parking as well.









Services.

We understand mains services are installed. Underfloor heating.
Leasehold – 999 years from 1 January 2007. The service charge is about £216.56 per month. There is one allocated car parking space.

Directions.

Postcode – HU10 7AY

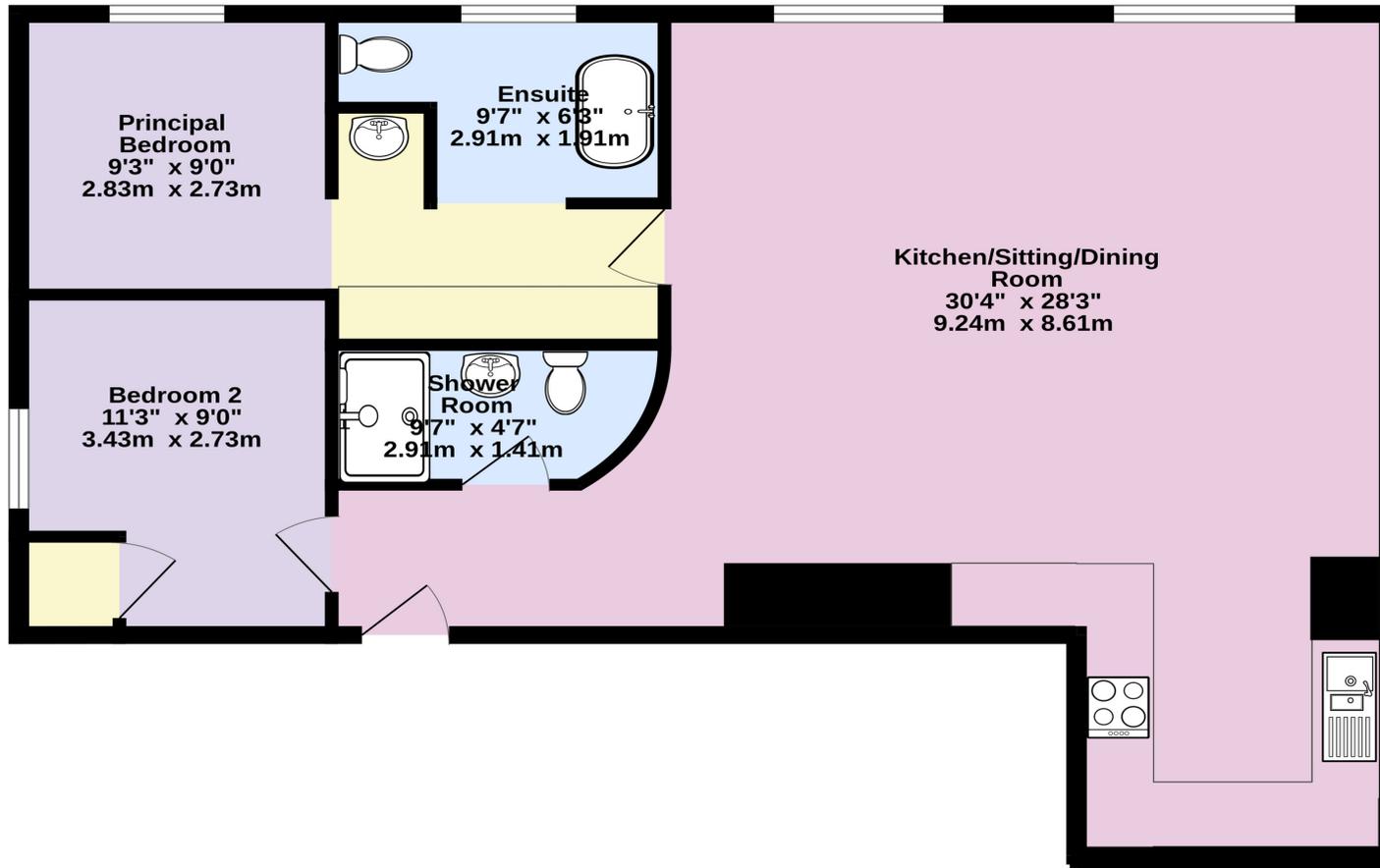
For a precise location, please use app- [What3words.com///expert.order.score](https://www.what3words.com/expert.order.score)

Location.

Anlaby has a village feel and offers easy access to an excellent range of modern amenities. A good selection of retailers, coffee shops, supermarkets, sports clubs, and recreational facilities are nearby. Many golf courses are within easy reach. There is convenient access to the vibrant city of Hull, market town of Beverley, the River Humber and the attractive Wolds countryside. The M62 and A63 are both within a short drive allowing good access west and north.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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