



£64,950

18 Springfield Court,  
Anlaby  
HU10 6SJ



Dee Atkinson & Harrison

DESCRIPTION

IDEAL FOR THE FIRST TIME BUYER, this one double bedroom ground floor apartment comprises an entrance hall, open plan living kitchen, a double bedroom with fitted wardrobes and a contemporary shower room. Benefiting from communal gardens and allocated parking, the property also has uPVC double glazing and gas central heating throughout.

SITUATION

The village of Anlaby lies approximately five miles to the west of Hull City Centre and the A63/M62 are only a short drive away. East Riding Leisure Haltemprice with its wide range of sports/recreational facilities and Anlaby Retail Park including Morrisons supermarket are all within walking distance. Other popular villages close-by include Hessle, Cottingham and Willerby.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

LOUNGE

There is a uPVC double glazed window to the front elevation, laminate flooring and a wall hung radiator. The lounge is open plan to the...

KITCHEN

Having a uPVC double glazed window to the side elevation, a range of beech-effect base, wall and drawer units together with a built-in oven and hob with extractor hood above. There is also plumbing for an automatic washing machine and ceramic flooring.

DOUBLE BEDROOM

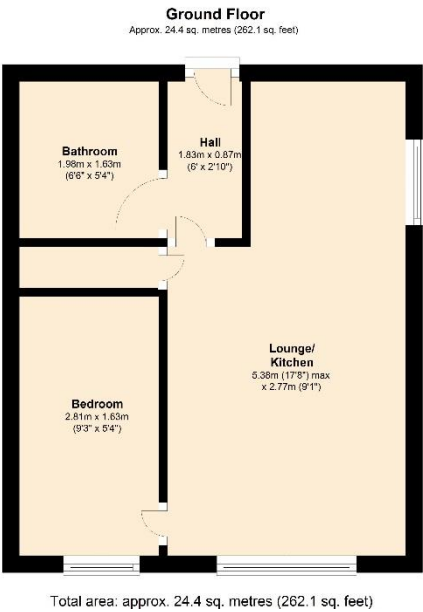
With a uPVC double glazed window to the front elevation, a range of fitted wardrobes, laminate flooring and a wall hung radiator.

SHOWER ROOM

There is a contemporary large walk-in shower, a pedestal wash hand basin, a low flush WC, fully tiled walls, ceramic flooring and a wall hung radiator.

OUTSIDE

The apartment benefits from communal gardens together with an allocated parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	72
(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



SERVICES:

All mains services are connected to the property. None of the services or installations have been tested.

TENURE:

The property is leasehold and offered with the benefit of vacant possession upon completion.

VIEWING:

Strictly by appointment through the Sole Agents on 01482 644515

COUNCIL TAX:

Band A

6 Hull Road, Hessle | 01482 644515 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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