

stanifords

Your Home. Your Agent



7 Pryme Court, Anlaby, Yorkshire, HU10 6SQ

£65,000

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PEACEFUL AND CENTRAL ANLABY LOCATION

SUITABLE FOR INVESTORS, FIRST TIME BUYERS AND DOWNSIZERS.

Stanifords introduce to the market this well presented, first floor apartment being discreetly positioned and ready to move in standard.

Conveniently located in close proximity to Anlaby centre including a range of services and amenities and forming part of a popular development of just 8 similar apartment style properties, with the benefit of off street parking.

Living space comprises; Ground Floor Entrance with staircase leading to the apartment Entrance. Inner Landing and access to the Lounge/Dining Room, separate Kitchen, Double Bedroom and Bathroom.

Externally dedicated and private parking is offered to the communal areas being private, secure and enclosed.



COMMUNAL ENTRANCE

Access via uPVC double glazed door with return staircase approach to first floor level. The communal entrance hallway provides access to two apartments to the first floor level.

APARTMENT ENTRANCE HALLWAY

Leading to a inner hallway with window to the immediate front outlook, provides access to ...

KITCHEN

10'2" x 8'0" (3.11m x 2.44m)

Neutrally appointed throughout with modern white wall and base units with contrasting work surfaces to three wall lengths, generous food preparation area with breakfast bar area also to alternate wall length, wall mounted combination boiler, free standing space for a number of white goods, including space for cooker, tiling to immediate splash backs, inset sink and drainer and window to the front outlook, linoleum floor covering.

LOUNGE

13'10" x 10'2" (4.23m x 3.10m)

Suitably sized to accommodate furniture suite and a small dining table also with outlook to the pleasant rear.

BEDROOM ONE

11'7" x 8'5" (3.54m x 2.58m)

With outlook to rear, of double bedroom proportions with loft access point, cupboard housing storage provision with electrical consumer unit.

BATHROOM

7'7" x 5'1" (2.33m x 1.55m)

Befitting from a three piece white suite including pedestal wash hand basin, low flush W.C, panel bath with wall mounted shower hand electric console, tiling to majority shower splash backs with mosaic tile border inlay and tiling to floor coverings.

EXTERNAL

Conveniently located in a pleasant cul-de-sac setting of Pryme Street in the very heart of Anlaby

centre, Pryme Court serves as a bespoke development of just 8 individual apartments with ample dedicated parking to the rear, vehicular and pedestrian is granted via a drive through archway with pedestrian access granted immediately in front of you to the apartment for sale, further parking area is provided through an alternate arch with boarded fencing to the perimeter boundaries, being private and enclosed throughout serving as the communal external area to the property.

AGENTS NOTE

Comes ideally suited for investment landlord looking for strong return on a rental yield, in a popular residential area. Service Charge £55 p.c.m. Ground Rent £10 p.a. Lease length of 125 years commencing in 1979.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Stanifords Financial Services and the Mortgage Advice Bureau. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

VIEWING

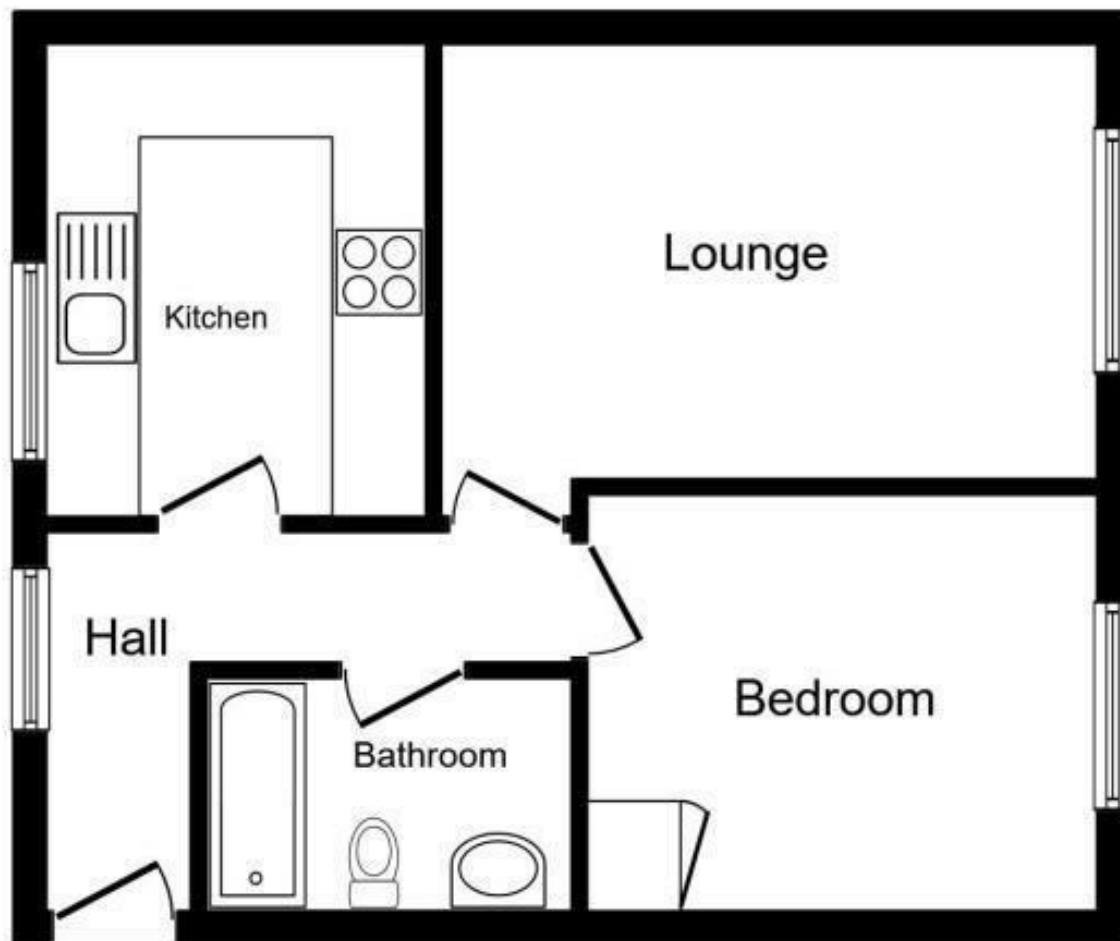
Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk
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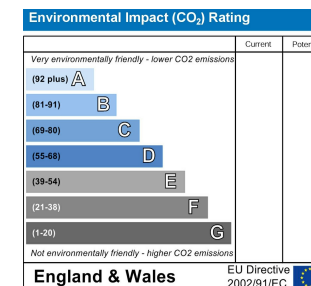
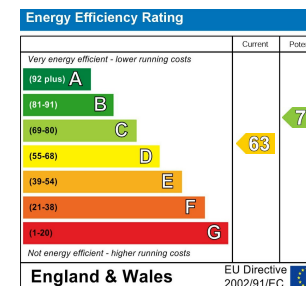


First Floor Plan

Total floor area 38.0 sq. m. (409 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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