



**28 Ella Park, Anlaby HU10 7EP**  
**Offers Over £130,000**

- Ground floor apartment
- No Chain
- Stunning new bathroom
- Two fitted bedrooms
- Fitted kitchen
- Spacious lounge/dining room
- Well maintained communal gardens
- Private parking
- Single garage
- EPC Rating: C

#### THE PROPERTY

Enjoying a prime position within this popular small development. Brought to the market with no chain! Enjoying uPVC double glazing and gas central heating, the well presented accommodation enjoys Entrance Vestibule, Lounge/Dining Room with fireplace, fitted Breakfast Kitchen, two Bedrooms (master fitted) and a newly fitted stunning Bathroom. There is private parking for several vehicles and a brick garage. This superb apartment awaits its new owners to which a viewing is a must!

#### LOCATION

Ella Park is located off Broadley Avenue which lies within walking distance of local amenities and facilities and within ease of reach of the villages of Anlaby, Kirk Ella and Willerby. An ideal location for those wishing to commute into Hull city centre, Beverley and the surrounding area, and also with ease of access to the A63/M62.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region;s motorway network.

#### THE ACCOMMODATION COMPRISES

A door with glazed inserts opens into:

#### ENTRANCE VESTIBULE

Door leading into:

#### LOUNGE/DINING ROOM

16'5" x 10'8" (5.00m x 3.25m)  
uPVC double glazed window to the front elevation, Adam style fire surround with electric flame effect fire and TV aerial point. A sliding glazed door leads into:

#### INNER HALLWAY

Access to a good size walk-in storage cupboard.

#### BREAKFAST KITCHEN

12'8" x 6'3" (3.86m x 1.91m)  
uPVC double glazed window to the front elevation, an extensive range of fitted base and wall cupboards with work surfaces and tiled splashbacks, double electric oven with ceramic hob, and gas central heating boiler.

#### BEDROOM 1

12'8" x 8'5" to wardrobes (3.86m x 2.57m to wardrobes )  
uPVC double glazed window to the rear elevation, fitted wardrobes with matching overhead units and central dressing table.

#### BEDROOM 2

10'1" x 9'3" (3.07m x 2.82m)  
uPVC double glazed window to the rear elevation.

#### FAMILY BATHROOM

6'7" x 6'4" (2.01m x 1.93m)  
uPVC double glazed window to the side elevation, newly fitted contemporary suite in white comprising P-shaped bath with shower screen and thermostatic shower over, low level w.c. and wash hand basin all beautifully complemented by full height, stunning grey Italian tiling.

#### OUTSIDE

The property has the benefit of a driveway to the side which provides parking for several vehicles and leads to the brick built garage with up-and-over door.

The surrounding communal gardens are beautifully tended and maintained under the maintenance agreement.

#### SERVICES

All mains services are available or connected to the property.

#### AGENT'S NOTE

We have been advised by the vendor that the service charge is currently set at £65.41 per calendar month. This charge includes buildings insurance, maintenance of the communal areas and gardens, overall maintenance and decoration of the property externally. Ground rent is paid at £25.00 per annum. We have also been advised by the Vendor that the Lease is 999 years from 1987 when the properties were built.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

#### TENURE

We believe the tenure of the property to be Leasehold and the Lease is 999 years from 1987 (to be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor ©2005