



**26 Springfield Court, Anlaby HU10 6SJ**  
**Asking price £75,000**



- Ground floor apartment
- Fully refurbished
- No chain
- Stunning accommodation
- Fitted bedroom
- Open plan living dining kitchen
- Modern shower room
- Allocated parking
- Communal gardens
- EPC: C

#### THE PROPERTY

Located within Anlaby Common, we are delighted to present to the market this exceptionally well presented ground floor apartment. Offered with no chain and enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, superb open plan living dining kitchen with built-in appliances to the kitchen, fitted bedroom and contemporary shower room. Allocated parking, attractive communal gardens and a great location for all surrounding areas. This property truly deserves an internal viewing which we recommend booking sooner rather than later in order to avoid disappointment.

#### LOCATION

Located within ease of reach of Anlaby Common, Anlaby retail park and Anlaby village where a good range of local amenities literally encase this property. Lying only 3.5 miles west from the city centre of Hull with regular bus services connecting to the area. Anlaby village has a good range of local amenities and facilities and Anlaby retail park is located within ease of reach and has supermarkets and retail outlets.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALLWAY

A uPVC door leads into entrance hallway. A door leads into the lounge dining kitchen.

##### LOUNGE DINING KITCHEN

17'6" x 10'7" decreasing to 5'11" (5.33m x 3.23m decreasing to 1.80m)

##### LOUNGE AREA

10'3" x 10'7" (3.12m x 3.23m)  
uPVC double glazed picture box window to the front elevation and TV aerial point.

##### KITCHEN AREA

7'3" x 5'11" (2.21m x 1.80m)  
uPVC double glazed window to the side elevation. An extensive range of modern fitted base and wall cupboards with worksurfaces and tiled splashbacks, sink unit with drainer, space and plumbing for washing machine, gas central heating boiler, stainless steel four ring gas hob with stainless steel electric single oven and chimney extractor.

##### BEDROOM

11'9" x 8'11" decreasing to 7'4" (3.58m x 2.72m decreasing to 2.24m)  
uPVC double glazed window to the front elevation and modern sliderobes providing hanging and storage facilities.

##### SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m)  
Modern three piece suite in white enjoying low level WC, pedestal wash hand basin and independent shower cubicle. Fully tiled with extractor and linen cupboard.

##### EXTERNAL

The development enjoys allocated parking with additional visitor parking within the complex. The communal gardens are maintained under the maintenance agreement and provide a nice place to sit and relax to enjoy outside living.

##### SERVICE CHARGE

£200 per quarter includes buildings insurance, external maintenance and groundwork.

##### SERVICES

All mains services are available or connected to the property.

##### 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 (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 delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### 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 or omission on this 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 condition or efficiency can be given.  
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