



West End, Swanland, HU14 3PQ  
£85,000

  
**Philip  
Bannister**  
Estate & Letting Agents

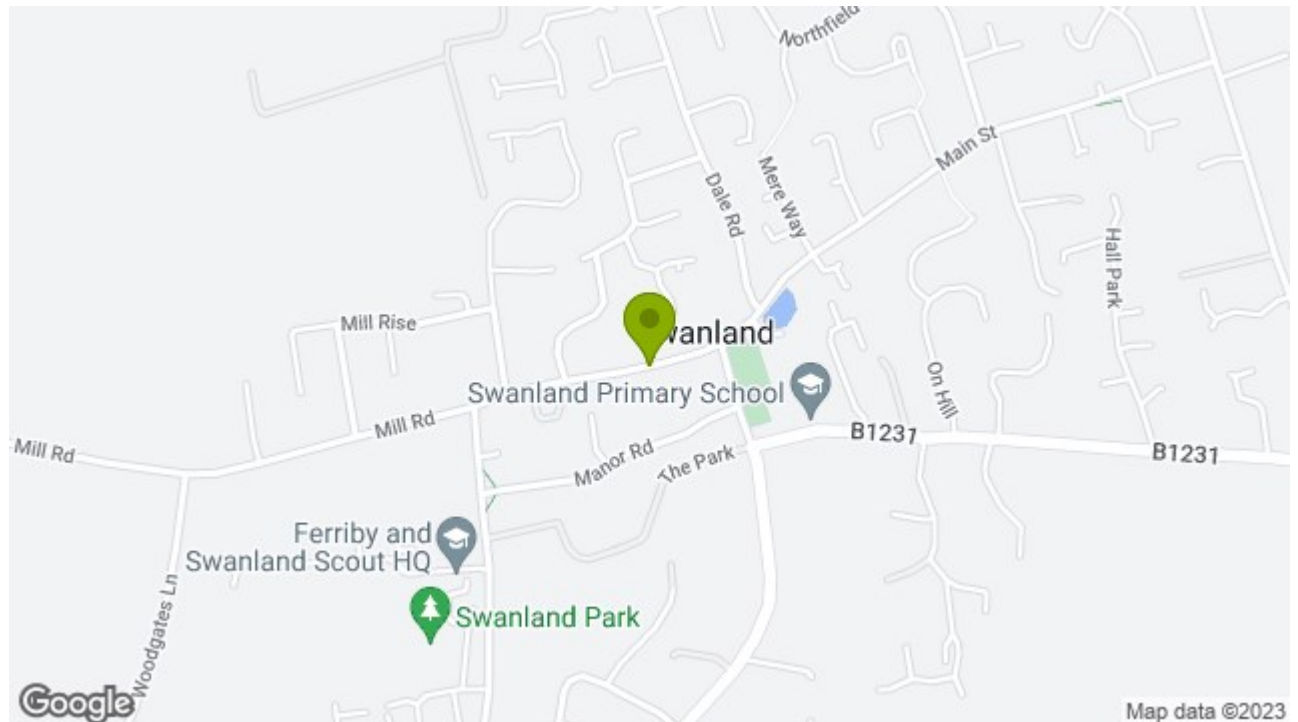
# West End, Swanland, HU14 3PQ

## Key Features

- Attractive Retirement Apartment
- Ground Floor Accommodation
- Door Opening To South Facing Patio
- 1 Fitted Double Bedroom
- Modern Fitted Kitchen With Granite Work Surfaces
- Delightful Communal Gardens
- Close To Village Centre
- Communal Lounge & Coffee Room
- Warden And Care Line Assisted
- ER-D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BEAUTIFULLY PRESENTED RETIREMENT APARTMENT - GROUND FLOOR WITH DOOR OPENING TO A SOUTH FACING PATIO - MODERN KITCHEN - FITTED DOUBLE BEDROOM - This exceptional retirement apartment is located on the ground floor of this purpose built development which is situated in delightful communal gardens. The property has been updated in recent times and features a spacious living room with a door opening to a south facing patio, a modern fitted kitchen with granite worksurfaces and integral appliances, a double bedroom with fitted wardrobes and a shower room. The well maintained communal areas include a residents sitting room, coffee lounge and laundry room with each apartment benefitting from a warden and care line assisted response.





## THE LOCATION

The property is located within the Haldenby Court Retirement Complex in the heart of Swanland. The picturesque village is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/M62 motorway link. There are train stations at nearby villages of North Ferriby & Brough.

## COMMUNAL FACILITIES

The impressive range of on-site facilities include a luxuriously furnished residents sitting room providing a great social area and is used for group activities. There is a communal kitchen, coffee lounge and laundry room. Also featured within the development is a guest suite which is available for residents to pre-book for their guests to stay (charges are applicable)

## THE APARTMENT

The apartment is located at ground floor level and conveniently a short distance from the main entrance to the building

## ENTRANCE HALL

Allowing access to the apartment and its internal accommodation. There is a large storage cupboards and intercom to the main door

## LIVING ROOM

15'10 x 10'7 (4.83m x 3.23m)

The spacious living room enjoys a window overlooking a garden and seating area and a residential door allows access out to a private patio. A focal point of the room is a lovely fireplace which houses an electric fire

## KITCHEN

7'4 x 6'11 (2.24m x 2.11m)

Accessed through glazed double doors from the living room, the beautifully enhanced modern kitchen is fitted with wall and base units mounted with a granite worksurfaces beneath a tiled splashback. Integral appliances include a recessed 1 1/2 bowl sink unit, electric oven, four ring hob with concealed extractor over, fridge freezer and washing machine. There is a tiled floor and a window to the side elevation

## BEDROOM

14' x 8'9 (4.27m x 2.67m)

The fitted master bedroom is a comfortable double with a range of units including wardrobes and overhead storage. A window is to the rear elevation

## SHOWER ROOM

6'9 x 5'4 (2.06m x 1.63m)

The shower room is fitted with a three piece suite comprising WC, was basin mounted within a vanity unit with excellent storage and a glazed shower cubicle with a thermostatic shower. There are fully tiled walls and a ladder style heated towel rail

## OUTSIDE

The door from the living room opens directly onto the southerly facing patio with a communal courtyard garden beyond

## PARKING

Parking is available within the communal car park which is accessed beneath an archway from West End

## OCCUPANCY

A delightful development of 41 apartments that can be purchased by those over the age of 55.

## TENURE & LEASE INFORMATION

We understand the property is leasehold and subject to an annual service charge and ground rent. We have received verbal confirmation from the owners that the most recent service charge was £1200 bi-annually and ground rent £214.51 bi-annually

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric heating.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property has the benefit of an intercom system which allows remote access from the main entrance to the building.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWINGS

Strictly by appointment with the sole agents.



## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

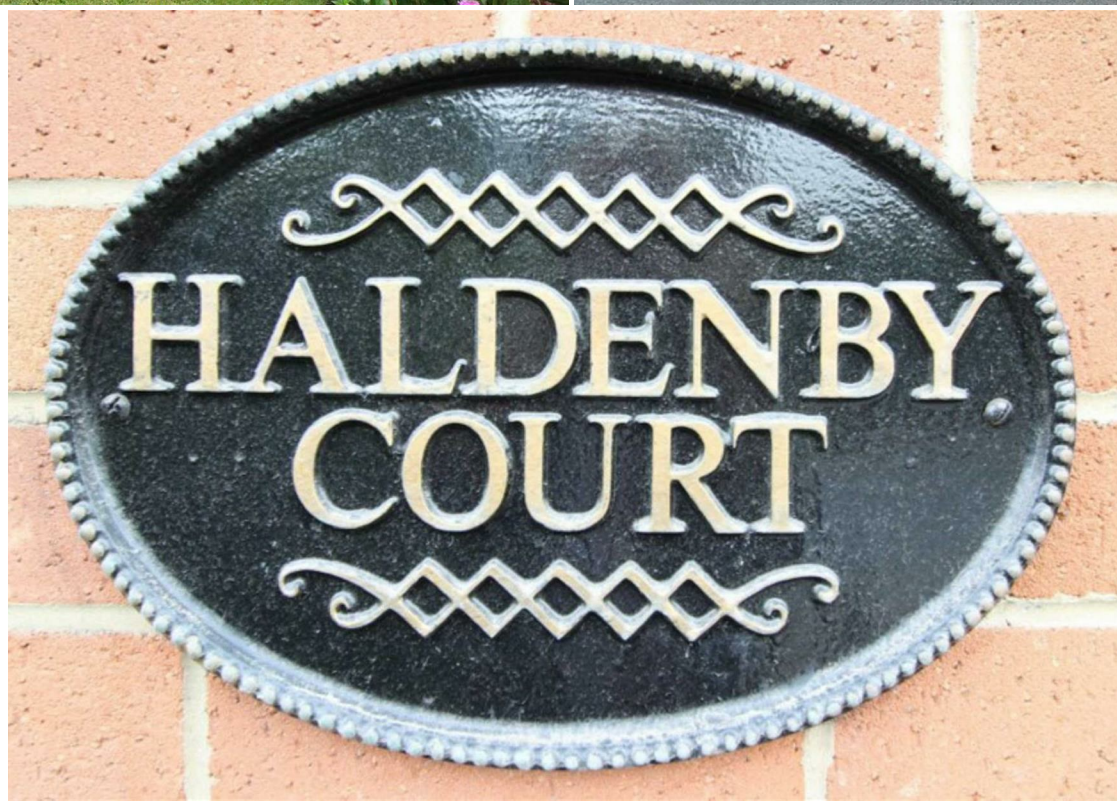
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENT NOTES.**

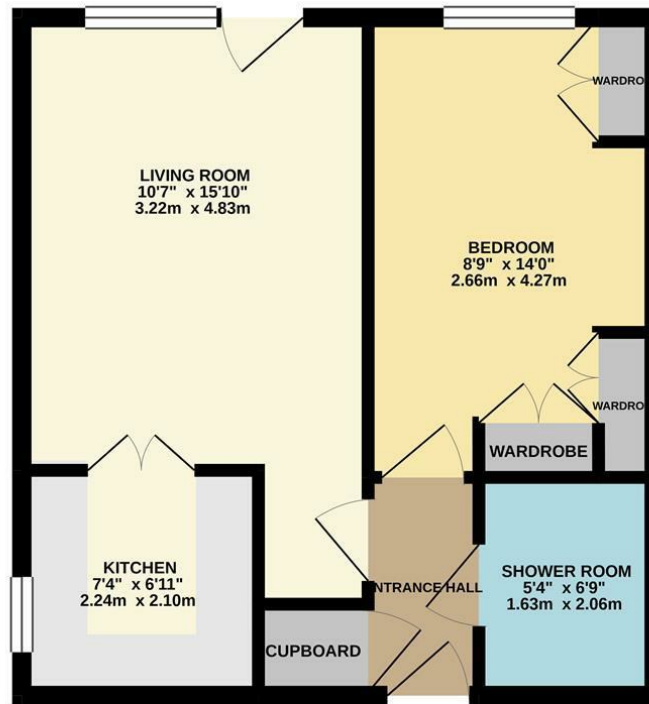
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee IZI Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 399 sq.ft. (37.1 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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