



**30 Tudor Court Beverley Road, Willerby HU10 6BF**  
**£165,000**

- Beautifully modernised bungalow
- Highly regarded over 55's development
- Fabulous corner position
- Westerly facing patio to the rear
- Situated away from the main road
- Attractively maintained gardens and grounds
- Superb community feel
- Modern built-in wardrobes to both bedrooms.
- EPC Rating: C
- Council Tax Band: C

Updated to a very high standard, this superb end-terrace bungalow occupies arguably one of the best positions on this highly regarded over 55's development. Benefitting from modern styling throughout and an attractive kitchen and shower room, the property also has fitted furniture to both bedrooms. Further, the Westerly aspect to the rear is a real bonus having a patio area which is superbly placed directly outside the kitchen and which is further enhanced by the position of the property away from the main road. Being in a convenient location for the very broad array of amenities in the local area, the property also enjoys well maintained communal gardens and has communal parking to the front. Viewing is highly recommended.

#### LOCATION

The property is located on the South Western corner of this attractive over 55's development. Tudor Court is accessed off Beverley Road, very close to Willerby Square and the very broad array of amenities which surround Waitrose etc. on the A164.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

3'4" x 3'4" (1.02m x 1.02m)

Modern composite front door with ornate glass panels leading into the living room.

##### LIVING ROOM

19'1" x 9'11" (5.82m x 3.02m)

A very well proportioned living room which has the space and flexibility to accommodate both living and dining room furniture. The focal point of the room is a marble fireplace housing an electric fire and there is a window to the front elevation. TV point.

##### BREAKFAST KITCHEN

9'2" x 9'11" (2.79m x 3.02m)

A modern breakfast kitchen with a generous range of wall and base storage units with cream gloss fronts, butcher's block laminate work surfaces, useful space saving carousel storage, four ring electric hob with glass splashback and canopy extractor over, integrated electric oven, washing machine, fridge and freezer, wall mounted modern Worcester Bosch boiler, window to the rear elevation and uPVC glass panelled door opening out onto the patio area of the Westerly facing communal gardens. TV point.

##### BEDROOM 1

9'8" x 9'2" (2.95m x 2.79m)

An extensive range of fitted wardrobes with matching bedside unit and dressing table, TV point and access to the loft which is part boarded with pull down ladder and light.

##### BEDROOM 2

9'9" x 9'3" (2.97m x 2.82m)

Fitted furniture, TV point and window to the front elevation.

##### SHOWER ROOM

5'11" x 7'7" (1.80m x 2.31m)

Shower cubicle with Mira power shower, vanity units with semi-recessed hand wash basin and close coupled w.c., concealed laundry drawer and part tiled walls.

##### OUTSIDE

The property enjoys the communal gardens of this well maintained development with communal parking which is positioned directly in front of the properties. Access can be gained down the side of the bungalow to the Westerly facing garden or through the breakfast kitchen where there is a patio area with a outside light; a serene place to enjoy an afternoon/evening glass of wine or morning coffee.

##### 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 on a 150 year lease commencing in 1990. The current service charge is £313.50 payable quarterly, and the current ground rent is £150.00 p.a. (this will 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 the 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

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.

While 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 are not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan CS200