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QUICK & CLARKE

The Property Specialists

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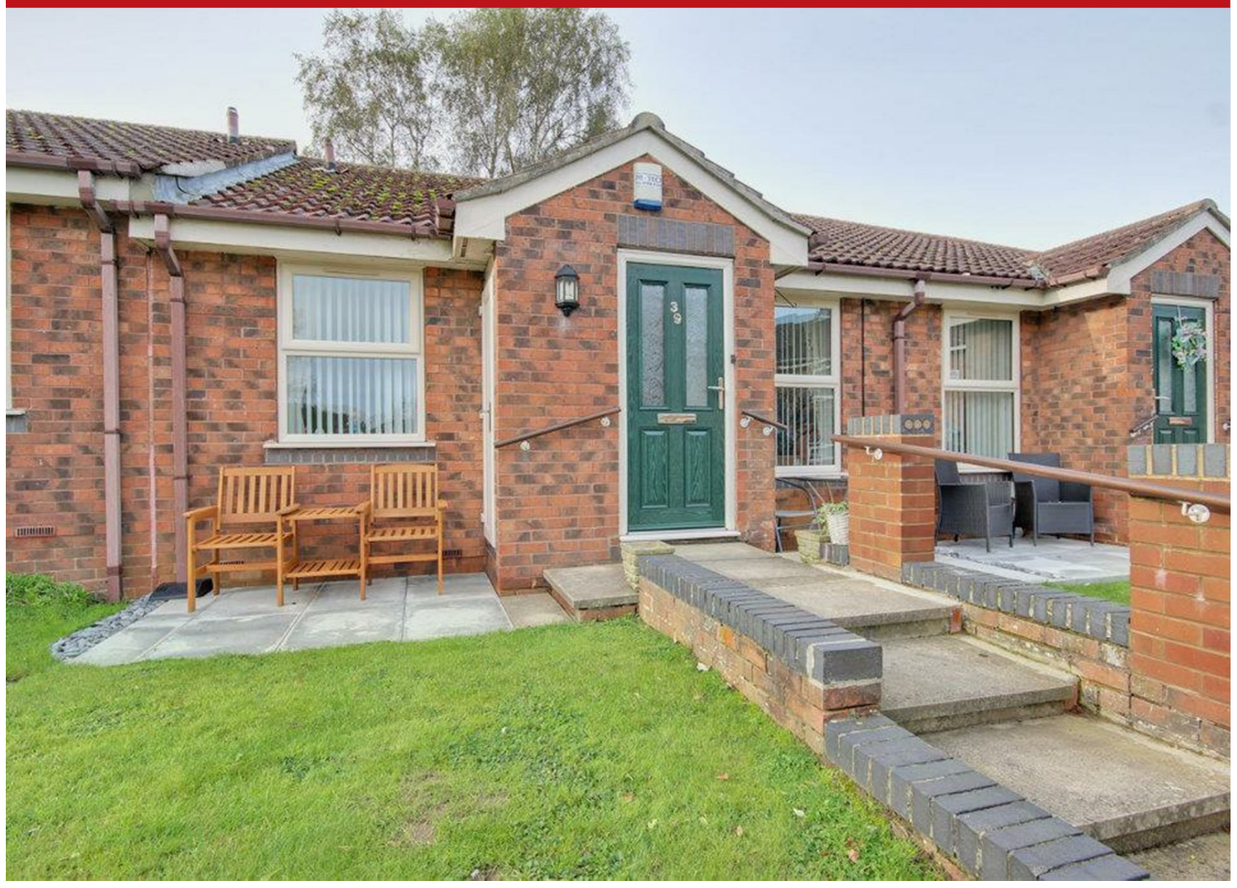

39 Tudor Court, Willerby HU10 6BF

£159,950

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- Over 55's development
- Absolutely superb bungalow
- Modernised by the current owner
- Two double bedrooms both fitted
- Spacious lounge dining room with modern fireplace
- Superb modern kitchen with built-in appliances
- A bespoke contemporary shower room
- Communal gardens and parking
- Council tax band C
- EPC rating D

Tudor Court is a superb Over 55's development close to the centre of Willerby therefore making it an ideal place to access all the amenities and facilities.

We are delighted to present to the market what we can only describe as a truly exceptionally well presented and transformed bungalow. The property has been transformed by the current owner to provide superb turnkey accommodation throughout which is meticulously presented. With entrance porch, spacious lounge dining room with modern fireplace, modern fitted kitchen with built-in appliances, inner hallway which leads to two double bedrooms, both of which are fitted, and a stunning shower room with bespoke furniture. The property enjoys a communal garden and there is also parking within the complex. There is also a manager who resides within the development. Simply ready to move into, this absolutely beautiful bungalow awaits its new owners to which a viewing is highly recommended.

CHARGES
We are advised that the length of lease is 150 years from 1990 and that there is a service charge of £354 paid quarterly and a ground rent of £150 per annum (to be confirmed by Solicitors).

AGENT'S NOTES/MATERIAL FACTS
Prospective purchasers should note that written within the lease of the property is that any future sale of the property would incur a charge to the management company which equates to 0.75% of the original purchase price agreed upon this sale multiplied by the length of years the property has been owned. Further details will be confirmed by the solicitor acting for the purchaser.

LOCATION
Tudor Court is a small development for Over 55's located off Beverley Road, and lies within ease of reach of Willerby Square, Waitrose Supermarket, Lidl and Aldi, and having bus services connecting to the area providing travel further afield. Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

ENTRANCE PORCH
A green composite door with glazed inserts leads into the entrance porch with door leading into the lounge/dining room.

LOUNGE/DINING ROOM
19'3 x 9'11 (5.87m x 3.02m)
uPVC double glazed window to the front elevation, modern granite fireplace incorporating living flame gas fire, TV aerial point.

KITCHEN
9'9 x 9'1 (2.97m x 2.77m)
uPVC double glazed window and door to the rear elevation. An extensive range of oak shaker style base and wall units with worksurfaces and tiled splashbacks, wall-mounted gas central heating boiler. Stainless steel four ring gas hob with chimney extractor and electric oven, space and plumbing for washing machine and space for fridge freezer.

INNER HALLWAY
Providing access to the bedrooms and shower room.

BEDROOM 1
11'1 x 8'1 to wardrobes (3.38m x 2.46m to wardrobes)
uPVC double glazed window to the rear elevation overlooking the communal gardens. Modern fitted wardrobes providing hanging and storage facilities and linen cupboard. Access to loft which has pull-down wooden ladders, lighting within, and we are advised has been boarded.

BEDROOM 2
10'4 x 9'3 max (3.15m x 2.82m max)
uPVC double glazed window to the rear elevation, double fitted wardrobe providing hanging and storage facilities.

SHOWER ROOM
Stunning bespoke contemporary suite with white vanity unit housing the wash hand basin and providing storage, vanity mirror with lighting, low level WC and walk-in shower cubicle, all beautifully complemented with aquaboarding and towel radiator and extractor fan.

EXTERNAL
The property enjoys communal gardens which are maintained under the maintenance agreement, along with an outside store which has a uPVC door. There are residents car parking facilities within the complex.

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 (this will be confirmed by the vendor's solicitor).

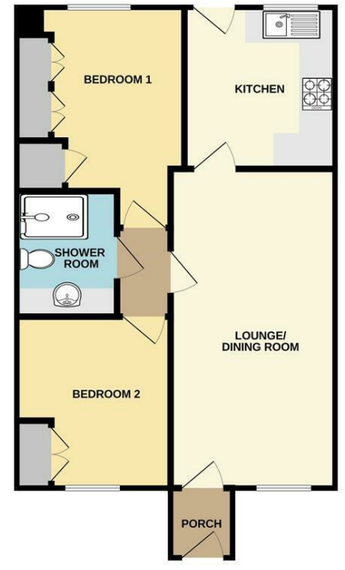
COUNCIL TAX
The Council Tax Band for this property is Band C.

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

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

GROUND FLOOR



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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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.