



**26, Tudor Court Beverley Road, Hull HU10 6BF**  
**£149,950**

- Link Bungalow
- Over 55's development
- Well presented
- Modern Kitchen
- Modern Bathroom
- Two Bedrooms
- Communal gardens
- Car parking (on a first come first served basis)
- Viewing a must
- Council Tax Band: C EPC Rating: TBC

We are delighted to present this modern link bungalow. Occupying part of this exclusive over 55's development close to all the amenities in Willerby.

Enjoying uPVC double glazing and central heating the accommodation comprises entrance porch, spacious lounge/dining room with feature fireplace, modern fitted breakfast kitchen with built-in appliances and door to communal gardens, master bedroom, bedroom two with fitted wardrobes and modern Bathroom. The communal gardens are beautifully tended and regularly maintained by the Management Company and there is also private parking for residents.

Viewing is a must to fully appreciate what an exceptional property this truly is.

#### LOCATION

The property is located on the purpose-built and established retirement development forming Tudor Court which lies off Beverley Road, the B1232, close to Willerby Square. This convenient location provides access to the very broad array of amenities both in Willerby Square and at the retail park centred around the large Waitrose supermarket.

#### THE ACCOMMODATION COMPRIMES

##### ALL GROUND FLOOR

##### ENTRANCE PORCH

3'4" x 2'11" (1.02m x 0.89m)

A door with glazed inserts leads into the entrance porch. uPVC double glazed window to the side elevation. Door into lounge dining room.

##### LOUNGE DINING ROOM

19'4" x 9'7" (5.89m x 2.92m)

uPVC double glazed window to the front elevation. Adams style fire surround housing electric fire and TV aerial point. A door leads into the breakfast kitchen.

##### BREAKFAST KITCHEN

9'8" x 9'1" (2.95m x 2.77m)

uPVC double glazed window and door to the rear elevation. Modern fitted cream Shaker style base and wall units with wood effect work surfaces and splashbacks. Ceramic hob with stainless steel single electric oven. Breakfast bar. Central heating boiler. Space and plumbing for washing machine and TV aerial point.

##### INNER HALLWAY

Providing access to both bedrooms and bathroom.

##### BEDROOM 1

10'11" plus doorwell x 10'2" decreasing to 8'0" (3.33m plus doorwell x 3.10m decreasing to 2.44m)

uPVC double glazed window to the rear elevation. Fitted cupboard. TV aerial point.

##### BEDROOM 2

9'11" x 9'7" (3.02m x 2.92m)

uPVC double glazed window to the front elevation. Fitted wardrobes.

##### BATHROOM

7'8" x 5'11" (2.34m x 1.80m)

Modern three piece suite in white enjoying low level w.c. and pedestal wash hand basin and low level bath with shower over. Tiled splashbacks to wet area. Extractor.

##### OUTSIDE

The development enjoys well maintained communal lawned gardens, this area having a patio directly beyond the kitchen door so therefore having its own little outside area so to speak. There is a private residents' car park within the development which is on a first come, first served basis.

##### AGENT'S NOTE

Prospective purchasers should note that written within the Lease of the property that any future sales 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 is owned. Further details will be confirmed by the Solicitor acting for the vendor.

#### 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

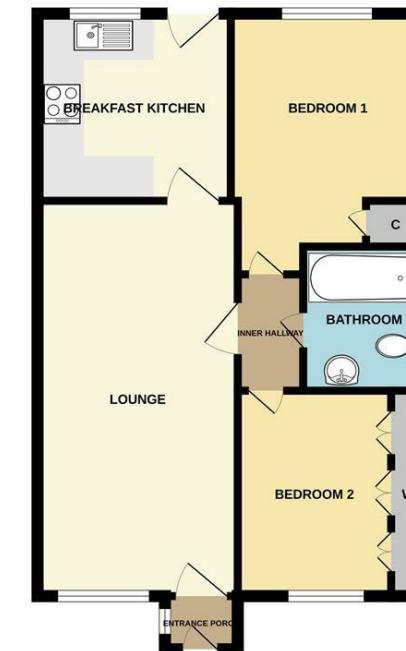
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GROUND FLOOR



**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.

26 TUDOR COURT, WILLERBY, HULL, EAST YORKSHIRE, HU10 6BF

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