Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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8 Tudor Court Beverley Road, Willerby HU10 6BF

£135,000

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- Over 55's GROUND floor apartment
- Well presented
- Spacious lounge dining room
- Modern breakfast kitchen
- Modern shower room
- uPVC double glazing
- Gas central heating
- Viewing a must!
- EPC - C

Enjoying a prime GROUND FLOOR position within this popular Over 55's retirement development, we are delighted to offer to the market this well presented apartment.

Enjoying uPVC double glazing and gas central heating, the property has been well maintained by the current owner and is brought to the market with no forward chain. Deceptively spacious and offering superb accommodation throughout, the property enjoys entrance hallway, two double bedrooms one of which is fitted, spacious lounge dining room, modern fitted breakfast kitchen with built-in appliances, and modern shower room. The communal gardens are well tended and there are also residents' communal parking facilities. This turnkey property awaits its new owners and an early viewing is a must.

LOCATION

Tudor Court is located off Beverley Road in Willerby and lies within equal proximity to both local supermarkets and Willerby Square. 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. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. 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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Access to storage/airing cupboard.

LOUNGE DINING ROOM

18'5 x 12'1 (5.61m x 3.68m)
Two uPVC double glazed windows to the rear elevation, modern Adam style fire surround with granite back and hearth incorporating an electric fire. TV aerial point and coving to ceiling.

BREAKFAST KITCHEN

11'8 x 8'1 (3.56m x 2.46m)
uPVC double glazed window to the front elevation. An extensive range of modern ivory shaker style base and wall units with wood effect worksurfaces and tiled splashbacks. Double electric oven with gas hob and extractor, space for both undercounter fridge and separate freezer, wall mounted gas central heating boiler.

BEDROOM 1

12'6 max x 10'8 (3.81m max x 3.25m)
uPVC double glazed window to the rear elevation. Beautiful bedroom furniture consisting of fitted wardrobes, drawers and dressing table with overhead units and bedside cabinets. TV aerial point.

BEDROOM 2

11'3 x 9'4 (3.43m x 2.84m)
uPVC double glazed window to the front elevation. This could easily be used as an additional reception room.

SHOWER ROOM

7' x 6'1 (2.13m x 1.85m)
Beautiful modern suite in white with fitted vanity unit housing the wash basin, low level WC and good sized curved independent shower cubicle. Tiled to wet areas, towel radiator and extractor.

EXTERNAL

The property enjoys communal gardens and communal residents car parking facilities. There is a useful storage cupboard directly outside the front door.

AGENT'S NOTE

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.

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.

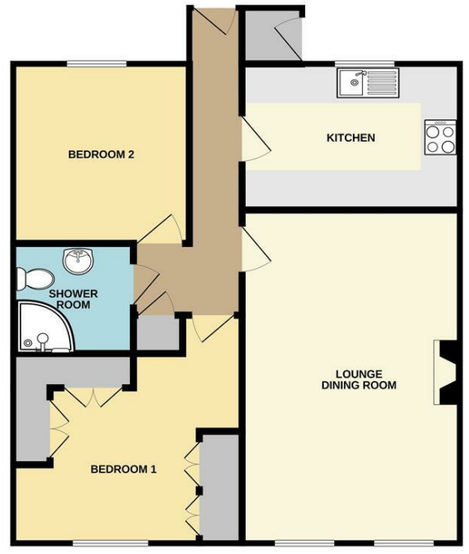
FINANCIAL SERVICES

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 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.