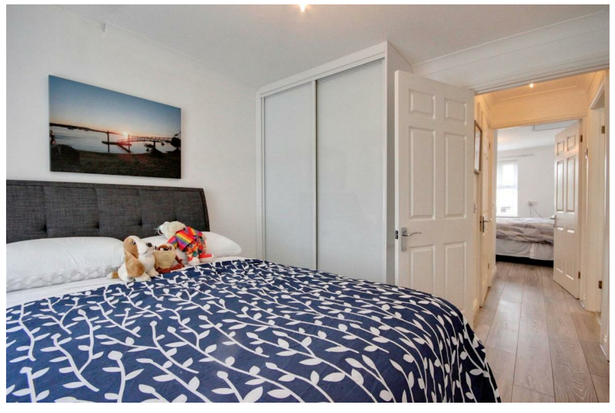

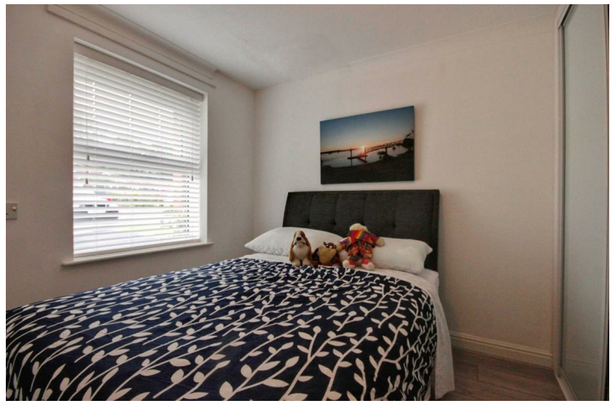

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QUICK & CLARKE

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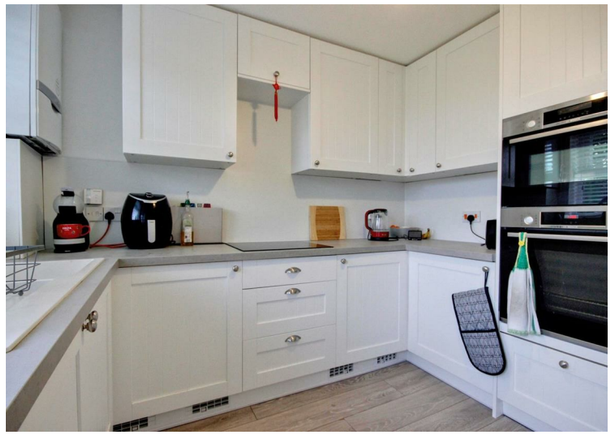

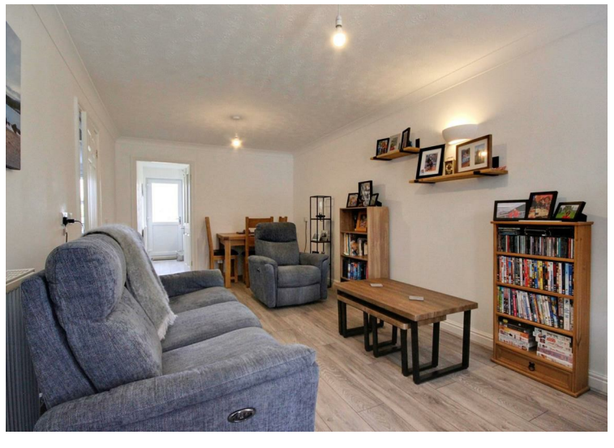

# 3 Tudor Court, Willerby HU10 6BF

**£157,950**

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- Over 55's development
- Superb link true bungalow
- No onward chain
- Beautifully presented and modernised
- Two double fitted Bedrooms
- Modern Shower Room
- Superb Kitchen with built-in appliances
- Lounge/Dining Room
- Communal parking and gardens
- EPC Rating: C - Council Tax Band: C

This superb link true Bungalow is positioned in the heart of this superb complex. The property has been refurbished over recent years to provide stunning, ready to move into accommodation. This over 55's development offers a great location within the area. Offered with no forward chain the property enjoys entrance porch, spacious lounge dining room, contemporary fitted kitchen with built-in appliances, two double bedrooms, both of which are fitted, and a modern shower room. The communal gardens are well-tended and there is also residents' communal parking facilities. This turnkey property truly awaits its new owners to which an early viewing is a definite must.

## 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 COMPRISES

## GROUND FLOOR

A door with glazed inserts leads into:

## ENTRANCE PORCH

With door leading into:

## LOUNGE DINING ROOM

19'2" x 9'9" (5.84m x 2.97m)
uPVC double glazed window to the front elevation and attractive wood laminate flooring. TV aerial point.

## KITCHEN

9'8" x 9' (2.95m x 2.74m)
uPVC double glazed window and door to the rear elevation, an extensive range of white Shaker style base and wall units with work surfaces, integrated fridge and separate freezer, integrated washer/dryer, Bosch induction hob with Bosch stainless steel single electric fan oven and extractor, cupboard housing the gas central heating boiler, wood laminate flooring and sink unit with drainer.

## INNER HALLWAY

Providing access to the bedrooms and shower room.

## BEDROOM 1

11'2" x 8'4" to sliderobes (3.40m x 2.54m to sliderobes)
uPVC double glazed window to the rear elevation, wood laminate flooring and modern fitted sliderobes providing hanging and storage facilities, and storage cupboard.

## BEDROOM 2

10'5" into door well x 9'4" (3.18m into door well x 2.84m)
uPVC double glazed window to the front elevation, wood laminate flooring and modern sliderobes providing hanging and storage facilities.

## SHOWER ROOM

Modern three piece suite in white comprising good size walk-in shower cubicle, low level w.c., vanity unit and cupboards housing wash hand basin, Aquaboarding to shower wet area, extractor and towel radiator.

## OUTSIDE

The property is surrounded by attractive communal lawned gardens. There is a residents' parking area on a first come first served basis.

## AGENT'S NOTE

Prospective purchasers should note that written within the lease of the property is that any future sale would incur a charge to the management company which equates to 0.75 of the 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 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).

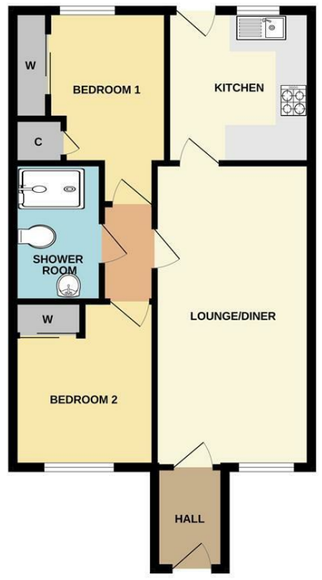
## VIEWING

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




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.