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

QUICK&CLARKE

The Property Specialists

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46 Tudor Court Beverley Road, Willerby HU10 6BF

Offers Over £140,000

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- Ground floor apartment
- Over 55's development
- No onward chain
- Well presented throughout
- Superb Kitchen with built-in and integrated appliances
- Spacious Lounge
- Two Bedrooms
- Shower Room
- Communal gardens and parking
- Council Tax Band: C; EPC Rating: C

Enjoying a prime position within this over 55's development and offered to the market with no onward chain! Well presented throughout this GROUND floor apartment enjoys Entrance Porch, Hallway, modern Kitchen with built-in and integrated appliances, Lounge, Two Bedrooms and Shower Room. The communal gardens are well presented and provide great outdoor space with residents' parking and visitor parking. Viewing is an absolute must to fully appreciate.

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

A green door with glazed inserts leads into:

ENTRANCE PORCH

Door leading into:

ENTRANCE HALLWAY

Storage cupboard.

LOUNGE

18'7" x 11'9" (5.66m x 3.58m)
Two uPVC double glazed windows to the rear elevation, Adam style fire surround with marble back and hearth incorporating an electric flame fire, access to understairs storage cupboard and TV aerial point.

KITCHEN

11'2" x 8'2" (3.40m x 2.49m)
uPVC double glazed window to the front elevation, Shaker style base and wall cupboards incorporating glass display cabinets with under unit lighting, work surfaces and tile splashbacks, ceramic hob with stainless steel chimney extractor, stainless steel single electric Hotpoint fan oven, space for fridge freezer, integrated dishwasher and space and plumbing for washing machine, stainless steel one and a quarter bowl sink unit with drainer and mixer tap, and Worcester Bosch wall mounted gas central heating boiler.

BEDROOM 1

12'10" maximum x 11'1" (3.91m maximum x 3.38m)
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities with matching drawers and bedside table.

BEDROOM 2

11' x 9'3" (3.35m x 2.82m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

Three piece suite comprising wash hand basin set in a vanity unit, low level w.c. and independent shower cubicle with thermostatic shower, all beautifully tiled with feature border and decor tiles. Extractor.

OUTSIDE

The well maintained communal gardens surround the property.

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.