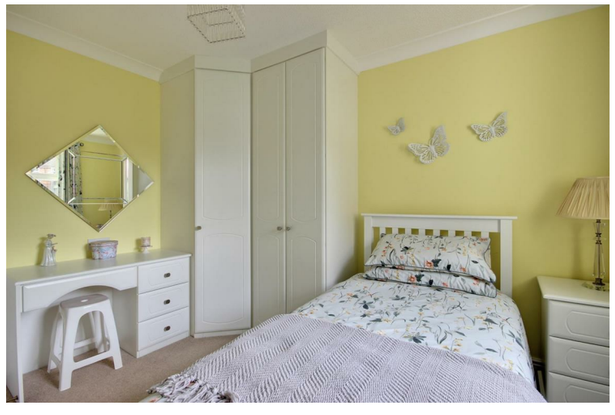

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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53 Tudor Court, Willerby HU10 6BF

Offers Over £145,000

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

- Over 55's development
- Absolutely stunning ground floor apartment
- Two double fitted bedrooms
- Modern kitchen with a host of built in and integrated appliances
- Lounge with modern fireplace and storage cupboard
- Modern shower room
- Communal gardens
- Close to amenities
- Car park on a first come first served basis
- EPC: C Council Tax: C

This GROUND floor apartment can only be described as absolutely stunning! Forming part of this over 55's development which sits close to local amenities. Enjoying uPVC double glazing and gas central heating the property enjoys entrance porch, hallway, lounge with modern fireplace and storage cupboard, modern kitchen with a host of built in and integrated appliances. There are two DOUBLE fitted bedrooms and a superb modern shower room. The communal gardens are maintained under the management contract and there are parking facilities on a first come first served basis. Simply ready to key turn and move straight in a viewing is an absolute must.

LOCATION

The property is located on the purpose-built and established over 55's 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

ENTRANCE PORCH

A composite door with glazed inserts leads into entrance porch with glazed door leading into entrance hallway.

ENTRANCE HALLWAY

17'6" x 6'2" decreasing to 2'11" (5.33m x 1.88m decreasing to 0.89m)

LOUNGE

18'7" x 11'9" (5.66m x 3.58m)
With two uPVC double glazed windows overlooking the front elevation. Modern fire surround with electric fire. Access to storage cupboard and TV aerial point.

KITCHEN

11'4" x 8'1" (3.45m x 2.46m)
uPVC double glazed window to the front elevation. A host of modern white gloss base and wall units incorporating drawers, worksurfaces and uplifts. Single electric fan oven with ceramic hob, glass splashback and stainless steel chimney extractor. Integrated fridge freezer and dishwasher. Integral wine rack. Wall mounted gas central heating boiler and space and plumbing for washing machine. One and a quarter bowl sink unit with drainer and mixer tap.

BEDROOM 1

11'0" plus doorwell x 10'8" to slide robes (3.35m plus doorwell x 3.25m to slide robes)
uPVC double glazed window to the front elevation. Double fitted slide robe with mirror fronts.

BEDROOM 2

11'7" maximum x 9'4" maximum (3.53m maximum x 2.84m maximum)
uPVC double glazed window to the front elevation. Fitted wardrobes comprising of a double and single with fitted dressing table with three drawers and matching bedside table.

SHOWER ROOM

6'11" x 5'11" (2.11m x 1.80m)
Modern three piece suite in white enjoying large independent shower cubicle with thermostat shower, grab rail and fully tiled walls. Superb vanity unit with integral lighting and large vanity mirror housing wash hand basin and low level w.c. Towel radiator. Attractive wood laminate flooring.

OUTSIDE

The property enjoys communal gardens which are maintained under the maintenance agreement. There is ample parking within the development on a first come first served basis with non-allocation of parking space.

AGENT'S NOTES/COSTINGS

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.

The Management company is Regent. They permit house cats and dogs via written consent prior to completion of sale. Pets cannot be allowed to roam freely and must be taken out on a lead.

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).

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.

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.